

MINUTES OF PROCEEDINGS OF SPECIAL MEETING OF THE COBH MUNICIPAL DISTRICTS HELD AT COUNTY HALL, CORK ON MONDAY 20TH JANUARY, 2020

Present: Cllr. A. Barry, C. Rasmussen, S. Sheppard, S. O'Connor & A. O'Connor
Officials: N. O'Donnabháin, Senior Planner; N. Sheridan, Senior. Exec Planner; K. O'Regan, Senior Exec. Officer, P. Lynch, Municipal District Officer; G. O'Hora, Senior Exec. Engineer; R. O'Sullivan, Exec. Engineer; L. Ahern, Exec. Planner; and C. McDonnell, Cobh Municipal District

Strategic Housing Development at Cluain Ard, Ringmeen, Cobh, Co. Cork by Ash Grove Land Ltd. for 237 no. residential units and a crèche.

N. O'Donnabháin outlined the proposed scheme to the Members which is a follow on from previous planning applications in the area. He gave the breakdown of the proposed units. He stated that the land was zoned housing with a 20 to 50 unit density per hectare. The proposed scheme has a 35 unit density.

N. O'Donnabháin told the members that a meeting had been held between An Bord Pleanála, the applicants and the Council and stated that the Bord were in favour of a higher density. He added that submissions by members of the public had to be received by the Bord by Thursday 23rd January, 2020. All submission to An Bord Pleanála would be sent to Cork County Council and The Chief Executive would report to The Bord by 13th February, 2020. N. O'Donnabháin confirmed that the due date for a decision on the application by An Bord Pleanála was 9th April, 2020.

Cllr. S. Sheppard asked what the County Hall view was on the application.

N. O'Donnabháin said that the application was consistent with the County Development Plan and Local Area Plan zoning and density for the site and that the application includes proposals for a road upgrade, signalisation and widening the road.

Cllr. S. Sheppard stated that both herself and Cllr. C. Rasmussen had sent in their own submissions to An Bord Pleanála. She stated that the roads in this area are not urban roads and are currently under pressure with traffic. She stated that no proper green area was available and that there were no parking facilities. She added that there was an awful lot wrong with this application.

Cllr. S. Sheppard said that everyone wants housing but the traffic light suggestion is not favourable at all. She stated that the Cross River Ferry is already at max capacity at peak times.

Cllr. C. Rasmussen raised the following issues:

- 1) No-one is against housing but the infrastructure is just not in place for this development. The area is a bottle neck and major upgrading of the roads is years away for Cobh.

- 2) The proposed traffic lights will not help with the volume of cars, buses and lorries and people will not be able to come off the ferry.
- 3) There are no footpaths at the Cooline development. no traffic management survey has been carried out for the island. Including this application, over 500 houses have been planned/build in Cobh with no infrastructure upgrade. This is needed in advance of the 2nd liner terminal, the Marino Point Development and housing development.
- 4) There are no plans to widen the boreen at Pat O'Brien Park and that this will be the main entrance to the new estate. There is currently insufficient parking spaces provided on the main road from town to the soccer pitch.
- 5) 9 Spaces are being allocated for the proposed crèche and this is not sufficient.
- 6) Houses facing Ballyleary Hill will have to park on the road.
- 7) There is only 1 space provided per duplex apartment and this is not enough.
- 8) The train station is much further away than suggested in the application and there are no current plans to provide the new train station referred to in the application.
- 9) All cycle paths proposed are within the site but there is no provision outside of the site.
- 10) There are no paths between the site and the main road and no plans to put them in.
- 11) The aerial photo shows a large green area which is out of date, 177 houses have been built in Cooline since the photo was taken.
- 12) There are not enough school places on the island at present. A larger number of children are taking the ferry to schools off the island.
- 13) There are not enough doctors in Cobh and no ambulance service.
- 14) Some of the large green areas shown are sloping with power lines overhead.
- 15) Not happy with the density and type of house. The existing green area at Ashdale looks as if it will be taken away to widen the public road.
- 16) Cobh Municipal District has no funding for proper upgrade of roads, footpaths and public lighting.

Cllr. S. Sheppard said that we have to be realistic about issues in Cobh as there are major infrastructure deficiencies in Cobh, G.P's, schools etc.

Cllr. S. O'Connor stated that residents in the area are disillusioned with the proposed plans. He said there are currently 150 cars at peak period at the ferry and this will only increase if the proposed development goes ahead.

Cllr. A. O'Connor said that he is in favour of urban development but the traffic would be a major issue and he would be sceptical about this issue.

Cllr. A. Barry said that the proposed development was unsatisfactory. He stated that any development in the past 10 years have inadequate parking. He said that the boreens are tiny and that the access to the train station was too far. He stated that he would question the viability of these high density developments without the proper infrastructure in place and added that we should not be making the same mistakes as in the past 10 years.

Cllr. C. Rasmussen stated that there are existing issues with Belvelly Bridge, being the only access onto the Great Island and any accident on the Fota Road results in Cobh being cut off completely.

Cllr. S. Sheppard said that Cobh is unique in that on liner days a further 3000 people arrive in Cobh resulting in numerous buses coming to Cobh to move them.

Cllr. C. Rasmussen stated that the Local Area Plan reference to Marino Point allows development of that site but restricts the number of cars linked to it.

N. O'Donnabháin stated that all issues raised will be included in the Chief Executive's Report. He added that there is growing interest to develop housing in Cobh due to the attractiveness of the location which is positive for metropolitan Cork given lesser demand in other settlements and infrastructural constraints in towns like Midleton.

Cllr. S. Sheppard said that previous developments have been allowed with completion of proper amenities and that we need to look at the issue of lack of parking spaces and green areas.

Cllr. C. Rasmussen asked who will carry out and fund the proposed traffic lights at the bottom of Ballynoe.

G. O'Hora stated that the applicant would carry out the work.

Cllr. C. Rasmussen asked if the Members will get a copy of the Chief Executive's Report.

N. Sheridan confirmed that they would.

This concluded the business of the meeting:



CATHOIRLEACH



MUNICIPAL DISTRICT OFFICER