

CORK COUNTY COUNCIL

Minutes of Proceedings of Special Meeting of Ballincollig/Carrigaline Municipal District held in Committee in Council Chamber, Floor 2, County Hall, on Monday, 13th February, 2017 at 2.00pm.

PRESENT: Councillor Derry Canty (Cathaoirleach) presided. Councillors: Seamus McGrath, John A. Collins, Joe Harris, Mary Rose Desmond, Michael Murphy, Eoghan Jeffers, Marcia D'Alton, Deirdre Forde, Daithi O'Donnabhain.

IN ATTENDANCE: John O'Neill, Head of Planning, Anne Collins, Senior Executive Officer, Kevin O'Regan, Municipal District Officer, Michael Lynch, Senior Planner, Pio Condon, Senior Executive Planner, Martin Ryan, Executive Planner, Ronan MacKernan, Executive Planner, Sarah O'Sullivan, Clerical Officer.

1: DRAFT BALLINCOLLIG CARRIGALINE MUNICIPAL DISTRICT LOCAL AREA PLAN BRIEFING TO MEMBERS ON SUBMISSIONS RECEIVED

At the outset of the meeting John O'Neill thanked Members for facilitating the change to the meeting time. John O'Neill noted that two documents were circulated at the meeting, the first of which is a briefing on the submissions received (overview document) and the second document outlines the 229 submissions received (outline document). John O'Neill advised Members that page 3 of the overview document outlines the key stages and dates of the process and requested that Members noted the tight timeframe. John O'Neill advised that the purpose of today's meeting is to go through the submissions received and give a flavour of the main issues. Today's meeting is 4th in a series of 8 meetings being held at Municipal District level and the intention is to get an indication from Members on their thoughts in relation to the submissions received. John O'Neill advised that the amendment stage will be in April 2017 and the local area plans will come back before Members in July 2017 for adoption at full Council. John O'Neill noted that there will be no further changes at that stage.

Michael Lynch advised that the overview document gives a summary of the main issues and that the outline document gives a detailed list of each submission. Michael Lynch advised that it is important to note that the description of the submission was given by the person making the submission.

Pio Condon advised that the overview document gives general context and the 229 submissions have been organised as best as possible in the outline document.

Overview Document

Michael Lynch advised that the submission received from the Department of Housing, Planning, Community and Local Government on page 6 was received on the closing date, 16th January last, and outlined the details of the submission. Pio Condon advised that there were a range of issues raised, as outlined on page 7.

Michael Lynch advised that Strategic Land Reserves (SLR) is an innovation of Cork County Council in the metropolitan area. A number of submissions were received and considerable thought has been put into best approach for the Council to take. There are 12 sites in the draft LAP, and submissions were

received to include a number of other areas. Michael Lynch noted that previously lands have been zoned but not developed. The creation by Cork County Council of the proposed Active Land Management (ALM) approach is a mechanism for preventing this happening in the future. Michael outlined how the process would work as follows:

- In considering the development of 3-4 holdings of 350-400 hectares, the lands included will be those considered to be the most appropriate.
- A framework will be created with the landowners involved.
- The framework would involve discussion with landowners/developers and other relevant stakeholders.
- The aim is to ensure that it is possible for the necessary infrastructure to be provided to facilitate the development and that the developer is in a position to develop the site, subject to Planning etc.

The matter will then come back before Members for consideration and the lands zoned for development.

The Council will no longer be just zoning lands without the comfort of knowing that there is a willingness to proceed with the development and that the necessary infrastructure can be put in place. An extensive discussion on the matter followed and Members raised a number of questions.

In response to Members questions, Michael Lynch advised that there are 16 SLR sites under consideration. There are a broad range of issues in the submissions received and there have been calls to consider how to ensure that land zoned gets developed. Under the ALM approach the most suitable lands for zoning are identified and landowners will be contacted in order to develop a framework. Both landowners and state agencies will be engaged with in order to create the framework. The Council will know if landowners intend to release land for development and if they won't engage, the Council we will look at the next tier of potential lands. The framework will be agreed within 12 months and it will be a more streamlined process aimed at bridging the gap between zoning and delivery. The detailed framework will go before the public and to the Members as an amendment. A register of zoned land will be set up and the draft LAP makes provision for in excess of 250 hectares on top of what was provided for in 2011 in order to ensure consistent supply. An explanation of ALM will be included in the LAP.

John O'Neill advised that there will be a timeframe with the ALM and there is a structure to what is outlined. Infrastructure is key and the intention is to have a framework to deal with the issues of landowners' willingness to move forward and the engagement of state agencies. The proposed timeframe will be 12 months. John O'Neill advised that the ALM is going to avoid the current scenario of having zoned land that will never be built on. Land will not be zoned unless the Council gets a commitment from the landowners. John O' Neill also noted that scale is a relevant factor when the Council wishes to have involvement for TII or Irish Water.

John O'Neill advised that the submissions were only received a number of weeks ago and the Chief Executive's report due at the end of February/start of March will outline his views on the matter. The LAP is quite a legal process. The 1st indication of preferred sites will be included in the Chief Executive's report, to be followed by public consultation and discussion.

Michael Lynch advised that today's meeting is to explain the approach being taken following submissions; the final decision is a reserved function. Today's

meeting is to give advice on the approach being taken; the SLR sites are to provide additional headroom. The sites of 350-400 hectares will be set out and explained in the Chief Executive's report. The ALM is needed to monitor the effectiveness of zoning. The 2nd tier will not have any status unless it is felt that additional land is required. The 4 SLR sites will be identified in the Chief Executive's report and Members will have an input, it is a collaborative approach. The SLR lands will have a status in the LAP and the timeframe will be based on the willingness of the landowners to work with Cork County Council and be delivered within 12 months. There will be a certainty on sites as they will be identified and put before Members as part of the LAP. The framework and variation is to be agreed.

Following a 30 minute break to allow Members to discuss the matter, Cllr. McGrath advised that Members wanted more feedback on the issues discussed at today's meeting and requested that a further meeting be arranged prior to March in order to receive further information on SLR sites as 6 of the areas for consideration are located in the Ballincollig/Carrigaline Municipal District.

John O'Neill advised that consideration will be given to the request for an additional meeting on the basis that SLRs are a new initiative and to give Members another opportunity to discuss the matter. John O'Neill advised that given the tight timeframe the possible meeting could include the Members of the Municipal Districts where the SLR sites for consideration are located and advised that he will revert to Members on the matter.

Pio Condon outlined the remainder of the overview document to Members and advised that there is a list of issues arising from the Habitats Directive Screening Report on page 20.

Michael Lynch advised that the Chief Executive's report will include the items outlined on page 23 of the document.

Outline Document

Pio Condon advised that the document is set out in a logical sequence and noted that there are a number of county wide and Municipal District wide submissions. Pio Condon outlined the county wide submissions, district wide submissions, and those received in relation to Ballincollig and Carrigaline and Members raised a number of questions on the submissions.

Submission: Estuary Healthcare Ltd, Estuary Business Park, Kilnagleary, Carrigaline, Co. Cork - Primary Healthcare Centre

Members Comments:

- (i) Elaboration requested.
- (ii) Traffic study should be included, with a clear timeline.

Response:

- (i) The location was previously zoned for healthcare, it is currently zoned for business use and the request is to amend the zoning for healthcare use.
- (ii) PPU will speak to the Traffic and Transportation Section in relation to a traffic study. Some zoning in the south of Carrigaline is in the Bandon/Kinsale MD.

Submission: Various submissions for land zonings outside of SLR

Members Comments: Feedback requested.

Response: Submissions must be read through in order to comment, PPU cannot comment on individual submissions. Merit will be looked at individually in addition to SLR sites.

Submission: Submissions in relation to Science and Innovation Park

Members Comments:

- (i) Uses of site should be looked at and put into draft. Use conditions and phasing has resulted in the County Council lagging behind the City Council.
- (ii) Possible delays due to putting road infrastructure in place.

Response:

- (i) There have been a number of planning applications granted in the Park and in the county for business/office developments such as office permissions in the Airport Business Park.
- (ii) CPO for roadway at the end of 2016 gives a positive message regarding the attitude of the local authority. The Science and Innovation Park Masterplan is in a number of phases. The 1st phase includes junction improvement of the flyover; it does not include a western ramp but it will become part of the conversation as the park grows.

Pio Condon outlined the submissions received in relation to the South Environs and Members raised a number of questions and issues on various areas across the District. These included the following:

CLlr D'Alton:

Noted the potential for biodiversity corridors

Inclusion of biodiversity protection.

The proposed route of the M28 and Ballyyhimkin Quarry in this regard.

Meithal Mara and access to the foreshore

Doyle Group submission in relation to the Royal Victoria Dockyard.

CLlr Forde:

Inclusion of wording regarding 'village nature' of new development in Douglas Rochestown to be a defined area/generation area

Need for Public Realm developments in Douglas Village

Quality of life for the core Douglas Village

Need for greater amenities across the Douglas Rochestown area.

Consideration of District Heating schemes, powered by solar panels.

CLlr McGrath:

Support for more amenity facilities including pitches in Passage west

The need to deal with the issue of dereliction, noted Passage West is to be targeted in 2017

Traffic Study for Carrigaline

Traffic congestion through Passage West

Active open space is required in all areas

Identities of different communities across the Municipal District, for example, Lehenaghmore, Grange etc and the need to support them.

CLlr Desmond:

Recognition of Rochestown as a defined area

Upgrading of Douglas Village
Maintenance of existing woodlands

Cllr Jeffers

Donnybrook and Grange have their own identities
Need for an amenity area adjoining Grange School
Need for regeneration in Togher and importance of Nursing Home
Traffic is an issue across the Municipal District

Cllr Murphy

Support for amenity facilities in Passage west
Support for Maritime Museum proposal

Cllr Harris

Support for amenities in Douglas Rochestown Area

It was also noted that the Council is working with the Department of Education in trying to secure a suitable site for a secondary school in Douglas.

Michael Lynch advised the Members submissions received in relation to the proposed M28 will be forwarded to the National Roads Design Office.

In response to a specific query Michael advised that the provision of 'district heating' was not included in the current LAP but that it was a matter worth further consideration.

In relation to Passage West Members supported the requirement for more sporting pitches, and expressed their support for the proposed Maritime Museum. The submission in relation to clarity for the Victoria Dockyard site was also welcomed.

In response Michael Lynch thanked Members for their input and advised that the issues that they raised have been noted for consideration. He noted that rezoning of a site whilst it was in the Planning Appeals process would not be appropriate.

Cllr Canty thanked Members and Staff for their constructive comments and noted that some of the matters raised will require careful consideration.

This concluded the business of the meeting.

Signed: _____
CATHAOIRLEACH

Date: _____