

**MINUTES  
COMERAGH DISTRICT MEETING**

**DÚICHE AN CHUMARAIGH  
HELD ON 17<sup>TH</sup> NOVEMBER 2021 BY MS TEAMS**

**PRESENT**

Cllr. John O’Leary, Cathaoirleach
Cllr. Liam Brazil
Cllr. Seanie Power
Cllr. Ger Barron
Cllr. Declan Clune

Roll call carried out by meetings administrator.

**OFFICIALS IN ATTENDANCE**

Mr. Paul Johnston, A/DoS, Housing  
Mr. Gabriel Hynes, SE, Roads  
Ms. Maria Goff, A/SEE Roads  
Mr. Raymond Moloney, SEO, Environment.  
Mr. Donal Ó Murchadha, SEE, Planning  
Ms. Honor Dunphy, Meetings Administrator

**VOTES OF SYMPATHY**

It was unanimously resolved that this Council extends its sympathy to the families of the late:

- Pat Hunt

Minute silence proposed by Cllr. Power, seconded by Cllr. O’Leary and agreed by all in acknowledgement of the passing of Pat Hunt.

**VOTES OF CONGRATULATIONS**

- Portlaw Footballers on winning intermediate County final against Dungarvan
- Ballymacarbry Ladies football team on winning 40<sup>th</sup> title in a row

**1. CONFIRMATION OF MINUTES**

Minutes of District Meeting held 20<sup>th</sup> October 2021 proposed by Cllr. Brazil, seconded by Cllr. Barron and agreed by all.

Minutes of District Budget Meeting held 20<sup>th</sup> October 2021 proposed by Cllr. Power, seconded by Cllr. Clune and agreed by all.

**2. MATTERS ARISING**

Cllr. Barron requested follow up on report on progress of fire station for Kilmacthomas.  
P. Johnston, A/DoS noted that Part V111 due in coming months for commencement of process.

### 3. REPORTS

#### (a) Planning

Cllr. Clune enquired about the All Together Now festival, which is due to run in August 2022. Residents enquiring about traffic plan as caused a number of issues at the event in 2019. Requested that the members are involved when the plan is being formulated to assist with feedback from local residents.

Cllr. Power supported Cllr. Clune agreeing that local knowledge is important in informing it the plan.

Cllr. O'Leary noted increase of 210 applications on 2020 numbers along with increase in refusal numbers enquiring if there is a common denominator regarding reasons for refusals in a time when there are pressures on the provision of housing.

D. Ó Murchadha, SEE, acknowledged that there were issues following the last All Together Now event outlining that there was a substantial debriefing after the event with An Garda Síochána and the organisers to look at key learnings from the 2019 event to inform the preparations for the 2020 event. The organisers would have engaged traffic consultancy to carry out appropriate counts on routes from the 2019 event and how to plan for subsequent events. There were key learnings from the 2019 event noting where an issue arose on google maps where only access gates had been set up on Google Maps rather than particular routes outlined which resulted in people converging on one route rather than options for various access gates. The event is subject to statutory licensing under the Planning and Development Act, and this provides for public engagement and submission including engagement by the planning authority. Will discuss with the Development Management Section how to involve the members at an early stage of the process. There was substantial analysis of the 2019 event and a great level of planning in preparation for the 2020 event which included improvements to the access to the site and overall traffic management plan for the event. In terms of the points regarding planning applications and refusals will defer to the Development Management section.

Cllr. Clune requested copy of post event report to be circulated.

D. Ó Murchadha, SEE, noted debrief was for an enduring traffic management solution which would be developed and embedded into future plans and will revert regarding the details.

Cllr. Brazil noted that planning refusals are difficult for applicants, issue with the current pre planning system in the council that needs to be improved, site visits are required and need to get more support for those that need to build own family home.

#### (b) Environment

Cllr. Clune noted issue with irregular water supply in Cois Cille in Dunhill, ties into the issue with the new housing development and lack of supply. Constant issue that Irish Water are aware of, needs to be a regular water supply and need to find a permanent solution for this issue. Noted that bottle banks and bring banks in Portlaw are located by GAA field outside of village, need to make it easier for people to access facilities and requested if council could contact HSE regarding option for the bring banks in this location.

Cllr. Barron supported Cllr. Clune regarding Cois Cille and the need for it to be looked at in the context of provision of suitable services for communities. Also outlined that there used to have recycling banks for tin cans and no longer seems to be this facility.

Cllr. Brazil supported issues raised regarding Cois Cille.

Cllr. O'Leary noted issues with Cois Cille, outlining that there needs to be a root and branch look in relation to the water supply system, application for 40 houses refused in Dunhill as Irish Water could not provide adequate supply and hopeful there will be investment and changes into the future

Cllr. Power outlined that pumping system needs upgrading in Cois Cille, raised issue of overflowing sewerage tanks along the River Mahon as not adequate to cater for growth in the area, also an issue in Bunmahon. There is scope for reed beds and will raise at upcoming Irish Water workshop.

R. Moloney, SEO, will refer issues and concerns regarding Cois Cille to Water Services and noted workshop is the ideal forum to raise the members concerns. Noted issue with bottle banks which resulted in them been moved to current location and will look at suggested site in Portlaw. Outlined that there are a small number of tin can recycling banks in city and county, not huge demand as people generally use their domestic recycling service. Water quality of the River Mahon and need for wastewater treatment facility in Bunmahon is noted and will be referred to Water Services to raise with Irish Water and if instances of sewerage into the River Mahon this can be investigated from a water quality point of view.

**(c) Roads**

Cllr. Clune raised issue of a deficit of the effect of some public streetlights in Portlaw village due to the width of the streets, noting that on William Street the lights are fitted at different intervals so not giving an even spread, Fogarty's to Coolfin is very dark and requires some additional lights. Acknowledged upcoming plan for upgrading to LEDs into the existing public lighting supply enquiring if these will these give out better light or are just more energy efficient. Requested update on the Brown Street footpath design and the improved crossing on the R681 in Kill. Thanked engineers for assistance with issues on Carrick Road in Portlaw.

Cllr. O'Leary noted allocation of €30k for bridge rehabilitation in Touraneena requesting details on when works are to commence. Noted that another accident occurred at the Carrick roundabout in Kilmeadan which is of concern, adequate road markings are not on approach roads and need more signage when coming off the motorway to the roundabout.

Cllr. Brazil supported Cllr O'Leary regarding the roundabout, believe it is the motorists coming off the dual carriageway that are causing the issue. Requested update on the proposed works at Lemybrien and noted the need for additional road markings on the Glen Road between Griffins Garage and the Five Crossroads.

Cllr. Barron enquired on progress on lighting on Well Road in Kilmacthomas.

Cllr. Power complimented all outdoor staff on works on the roads and welcomed workshop and independent safety audit for the Carrick Road

G. Hynes, SE, outlined that the regional LED programme is due to commence in mid-2023, along with greater energy efficiency there will be greater light intensity, if not will review to see if there is a deficit. Section 38 designs for Kill are currently being finalised and will be brought before the members for approval shortly and the current programme of works for Touraneena are coming to a completion. Regarding the Carrick roundabout on N25 noted that from a statutory view the council are responsible for national and primary roads, where PPP company involved along motorways that is contracted out by TII to the company engaged to maintain it so don't have statutory authority for this area. Acknowledge there have been several accidents at the location and have had discussion with TII and understand that works will be carried out in coming year to address a number of issues. Outlined drivers finding it confusing and possible solutions would be to reduce number of lanes from Cork approach, enhancement to raise the central island to block forward visibility, lining addressed, and possible additional signage provided, it is a matter for TII and operator to implement. Noted that Lemybrien hasn't progressed as would have liked in current year, there is a significant programme in the area, critical element of landowner's agreements outstanding and in discussions with landowners to resolve, outlining that Covid has been an issue and it is priority in early 2022 to get it delivered. Acknowledged comments relating to the work of the outdoor staff. Now coming to end of the current Road Works Programme having completed 5 CIS and 7 LIS in the district.

M Goff, A/SEE, outlined that Brown Street funding for design is part of active travel measures, deferred and delayed due to other projects in Portlaw. Require change of horizontal alignment for public lighting on William Street which will be addressed as part of active travel works and will be putting in new lights on this road. There have been delays with suppliers for parts on the lighting column on the Well Road but there is a commitment to installing next week, will review road markings on Glen Road.

Cllr. O’Leary noted concern with timeline of 12 months for addressing issues at Carrick Road roundabout in Kilmeadan enquiring if members could meet with TII as cannot accept the issue at the roundabout to prevail for this length of time. Complimented all involved in the delivery of the works under both the CIS and LIS.

G. Hynes, SE, outlined that have been in discussion with the regional safety officer regarding the roundabout noting they are prioritising it and can have an additional meeting with TII to pass on concerns and get an update on works. Outlined that the TII have delivered considerable roads improvement works across the County with the TII. He noted that there is no engagement with TII in person at present due to Covid but can look at this once restrictions are lifted.

Cathaoirleach agreed to wait for update at December meeting and review from there.

Cllr. Power enquired if there is any change in LIS criteria for requirement that need to be 2 land holders on the road.

G. Hynes, SE, noted that LIS criteria as set out by the Department of Agriculture and Marine are very strict where they require 2 landholders that are engaged in agriculture to comply, CIS scheme for next year changing where it will require works to value of 20% or financial contribution to value of 10%.

**(d) Housing**

Cllr. Clune, enquired about announcement of new housing development for Portlaw and when will be delivered. Noted that 3 units vacant in October enquiring where they are located, average turnaround is 26 weeks and those that require less turned around quicker.

Cllr. Brazil enquired about new housing in Kilmacthomas with pedestrian walkway and if route can be reconsidered. Pinewood estate in Kilmacomma continues to have issue with odour from septic tank.

P. Johnston, A/DoS, proposing to bring housing delivery action plan to councillors in separate workshop before Christmas as plans must be back to Department before Christmas. Will revert regarding the locations of the 3 units. Average turnaround is 26 weeks noting it was significantly less at 15 weeks before Covid with some properties require less or more work. Committed to look at issue in Kilmacthomas and will review on site, sewerage issue in Kilmacomma will be addressed in coming days as contractor due to jet the lines.

**4. PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED**

**(i) Development of Mahon Bridge Carpark – Completion of Process**

G. Hynes, SE, outlined proposed works as provision of 129 car park spaces including 2 disabled parking, provision for a bus stop, a set down area, seating and bike parking, pathway with planting and wetlands and biodiversity planting at Mahon Bridge which will cater for current and future demands. Proposal to provide safe off-road parking, will improve visitor experience, biodiversity areas and long-term access to Greenway with underpass under the road. Informed the members that one submission was omitted in error from the report and outlined the details of the submission received.

**Submission made by Danny, Kathleen and Joanne Tubbritt**

1. A temporary open car park consisting of 30 spaces has been developed within 8 metres of my property entrance which was up until then a quiet slip road about 200 metres long with very little traffic, constantly exposed to noise and air pollution.
2. When entering or leaving our property as drivers are constantly swerving and reversing towards our entrance to line up to their parking spaces. Solution to have the stone wall that was removed replaced in its original position which would leave these 30 parking spaces within the boundaries of new development

**Response to submission**

1. New Car Park spaces was constructed in early Summer 2021 off road along L3019 & L3021 to alleviate parking on both sides' road. Bollards was also installed on residence side along L3021 to prevent parking by or near entrances.
2. There will be no significant increase in current noise levels generated by HGV's travelling on Regional Road
3. The proposed car park development is to cater for the existing demand and future demand within the area, and any future connectivity with other amenity areas and the Waterford greenway, this is likely to require the loss of parking spaces along L3021 public roadway in order to facilitate a future underpass.
4. Proposed development will not result in a significant decrease in air quality and proposed development will not result in exceedance in air quality standards
5. Providing a separate boundary wall would result in the loss of 30 car parking spaces and may result in cars parking on the local road blocking access to Residents

G, Hynes, SE, recommended approval of the scheme as set out in the report with no revisions.

Cllr. Barron proposed adoption of the plan, welcoming the additional facilities for Crough Wood and welcomed future plans to allow linkage to the extended Greenway.

Cllr. Clune seconded development, noting that it is great to see infrastructure to support the facilities, there was a serious issue with parking and hope to see similar provision rolled out across the county.

Cllr. Brazil supported proposal with linkages to the Greenway and Mahon Falls. Disappointed the submission was omitted from original report outlining that resident wants privacy at the location enquiring if wall at location could be replaced.

Cllr. Power welcomed the scheme noting it as a great addition to the area.

G. Hynes, SE, stated that all submissions received are considered and try to address concerns and revise where possible. In this submission if restored wall along roadway would possibly end up with same situation with people parking along the public road. Given the configuration of the site by putting up boundary wall would eliminate 30 car park spaces and, in this case, and the submission not possible to revise to accommodate.

Cllr. Brazil noted in submission to include a sculpture of a horse/blacksmith in the future to reflect the history of the location and wall built around the pumphouse.

Proposed by Cllr. Barron, seconded by Cllr. Clune and agreed by all

(ii) Carrick Road Urban Improvement Works – Completion of Process

Deferred to December meeting

**5. CORRESPONDENCE**

None

**6. NOTICE OF MOTION**

None

**7. AOB**

Cllr. Brazil congratulated all winners of Tidy Town and particularly the village of Stradbally, thanked Maria Goff and Gabriel Hynes for their assistance to all the towns and villages.

Cathaoirleach concurred with Cllr. Brazil acknowledging all community groups who get involved.

Cllr. Clune enquired if anyone from the Executive can provide details as to when results of the allocations of the Town and Village renewal scheme will be available.

It was agreed that this information will be directed to Economic Development for a response.

This concluded the business of the meeting.

Signed: \_\_\_\_\_  
Cathaoirleach

Dated: \_\_\_\_\_