

Minutes of the Monthly Meeting of Youghal Town Council held on the 15th of October 2007 at the Mall House, Youghal at 7.30 p.m.

Present:

Mayor David Savage presided.

Cllrs. Linehan Foley, Revins, Casey, McLellan, Burke, Hennessy, Beecher and Murray.

Officials Present:

Mr. Liam Ryan, Town Clerk, Ms. Katherine Donoher, A/Staff Officer, Mr. Ger Lupton, Town Foreman, Mr. Paul Murray, Executive Engineer and Ms. Patricia Power, A/Divisional Manager.

Opening Prayers:

The members and officials recited the opening prayers.

Presentation by Jennifer Ring, Tenant Liaison Officer on Estate Enhancement & her General Duties for Youghal Town Council:

Jennifer Ring informed the members that her main duties were to initiate Estate Enhancement Schemes liaising between Council and tenants, carrying out house inspections, attending Residents Associations meetings and encouraging residents participation to form new residents associations. Some of the new residents associations set up are Ard na Mara, Woodland Grove, Chestnut Drive, Woodland Grove and Dun Coran. Jennifer then proceeded to inform the members that it was her intention to set up Residents Associations in Blackwater Heights, Hillview, Seaview Place and Woodview Court in the near future. Jennifer is currently setting up pre-tenancy courses for new tenants.

Minutes of the Monthly Meeting held on 10th September 2007:

The minutes of the monthly meeting held on 10th September 2007 were adopted on the proposal of Cllr. Casey seconded by Cllr. McLellan and unanimously adopted by the members.

Minutes of Special Meeting held on 26th September 2007:

The minutes of the Special Meeting held on 26th September 2007 were adopted on the proposal of Cllr. Revins, seconded by Cllr. Linehan Foley and unanimously adopted by the members.

Town Clerk's Report on Matters arising from the Minutes of the Meeting held on 10th September 2007:

The Town Clerk gave a report to the Members based on the minutes of the meeting held on 10th September 2007.

HOUSING AND BUILDING:

1. I recently attended a Housing Capital meeting with the Dept. of Environment, Heritage and Local Government in the Custom House in Dublin. Dept. officials met with the County Council officials for South Cork together with the Town Clerks of the South Cork Towns and in the course of business voiced their opinion that they were considering a County at Large Capital Housing Allocation Budget for 2008 as opposed to an individual Housing Authority Housing Capital Allocation Budget for both the County and each of the towns. All the Town Clerks present vehemently opposed the idea muted by the Department as it would be the commencement of the erosion of the Housing function from Towns to County level. It is important that the members would be aware of the intended intentions of the Dept. on this matter.

Cllr. Casey informed the members that the functions of the Local Authority need to be secured. The Town Council need to address the AMAI as a united front to secure their future. Cllr. Casey proposed that the Town Clerk write to the DOE and the AMAI raising their concerns on the matter and that this letter be circulated to all Town Councils.

2. The official opening of tenders for the remedial works at Black water Heights will take place at tonight's meeting. The tenders when opened will be referred to our technical staff for analysis and recommendation in relation to the appointment of a contractor to undertake the works. I will keep the members informed on this matter as we move forward.

3. The estate enhancement works at the entrance to Chestnut Drive were completed last week and again add to the quality of the public realm which we are endeavouring to raise throughout the entirety of the town.

ROADS AND TRANSPORTATION:

1. The resurfacing of cul de sacs at Sweetfield and at Magner's Hill commenced last week. These will be ongoing for the next fortnight in both areas, consequently because of the nature of these works there will be road traffic delays in both areas.

WATER AND SEWERS:

1. The reservoirs are currently at full storage capacity with an average daily demand of between 570,000 and 595, 000 gallons per day.

2. I am currently unaware of any problems with the Waster water system and all pump houses are operating satisfactorily.

3. The renovation of the public toilets at the Market House are currently underway and should be completed within the next 3 to 4 weeks. This will see the introduction of an APC type self cleansing cubicle into one of the toilet units together with the refurbishment of a new disabled access toilet at the second entrance.

OPEN SPACES:

1. Council staff have put in concrete bases, fitted 5 new seats, put in concrete bases and 8 new planters on the Breton Road which will be planted up in due course. This roadway represents a very important image on the entry to the town and is utilised by many locals walking etc. consequently it is important to upgrade the quality of the public realm in the area and two further planted flower beds are to be installed at the Dominic Collins end of the road. These works will be done over the winter months.

CORPORATE ESTATE:

1. The appointed contractor, Adamslane Properties Ltd., t/a LFM Construction are due to commence work on the refurbishment of part of St. Mary's College on 29th October, next which will result in the new enterprise Centre for Youghal. The duration of this contract is approx. 6 months and the anticipated opening date of the centre is June 2008.

Votes of Congratulations:

The members proposed a vote of congratulation to the following:

1. Margaret Walsh who won two gold medals in the Special Olympics.
2. To the Life Boat Crew who made 17 launches and rescued 27 people.
3. Eddie O'Sullivan and the Irish Rugby Team.

Votes of Sympathy:

The Members proposed a vote of sympathy to the following:

1. Agnes Swayne on the death of her husband Maurice.
2. Li Coady & sisters on the death of their brother Terry.

Town Foreman's Report:

The Town Foreman's Report on works carried out from September 06th to October 11th were brought to the attention of the members and noted. Arising from the report the following items were raised:

1. Sewer problem opposite the Holy Family Church.
2. Lights at Barry's Lane.
3. Bollard at Chapel Lane.
4. Opening hours at Supermacs.
5. Taking in of Diving Board.
6. Litter Bin at Church Street.
7. Availability of grants for the Sea Wall at the Front Strand.
8. Parking at Seaview Place.

9. Up date on the taxi rank. The Town Clerk informed Cllr. Linehan Foley that this item needs to be brought up under Cork County Council Items.
10. Additional lighting at Fair Field Car Park.
11. Potholes on footpath between 16 and 24 Dominic Collins Place.
12. Sewer at Gallagher's Terrace.
13. Light nos. 30 – 42 at the Tennis Court.
14. Lights at 15 & 16 North Main Street.
15. Hoarding at Moll Goggins Corner.
16. Footpath at Fair Field Car Park.
17. Possible removal of three bins at Cork Hill. 1) At the Entrance to Hillview, 2) Outside no. 53 Blackwater Heights and 3) At the Roundabout at Mill Road
18. Compliments were passed to the Council Staff for the work done on the Breton Rd.
19. Disused cottage at Mill Road.
20. Bus Stop at Post Office
21. Upkeep of Graveyard at St. Mary's College.
22. Paving on Mall Lane.
23. Illegal dumping on Breton Road.
24. Illegally parked car at Front Strand.
25. Illegally parked car in Front of Tesco's. The Town Clerk informed the members that this is currently being removed.
26. Drainage difficulties at the Pitch & Putt Club.

Cork County Council Report by Cllr. Murray:

Cllr. Murray informed the members that the no. 1 item up for discussion in Cork County Council at the moment was the withdrawal of Amgen from the site in Carrigtwohill. While Cork County Council has spent a lot of money updating services in the area Amgen have committed to repay the money. The money benefited the area and better services have been provided for Carrigtwohill. Cllr. Murray informed the members that at a recent area roads meeting a motion went in which requested that the Council call on the NRA to provide slow lanes on the N25.

Cork County Council are currently proposing a provision for 8 car parking spaces in the green area at Struthain na Saili. Cllr. Murray raised the issue of a collapsed road at Kennelworth and informed the members that work had been evaluated and should be going to tender soon. The railway bridge wall has collapsed and this is being addressed privately.

Cork County Council Items:

1. Progress on the installation of Broadband. There are a few problems that need to be addressed.
2. Current flashing traffic lights at Amgen.
3. Cllr. Casey requested that Youghal Town Council write to Cork County Council Fire Officer to push the issue in relation to the planning that was granted to the Fire Station in Youghal.

4. Progress report on Blue Flag Status for Youghal. The Manager informed the members that the person who was dealing with the matter was currently on holidays and she would speak to them once they had returned.
5. Current traffic plans for the bottom of Cork Hill.
6. Rusty railings at Old Harbour View Hotel.
7. Footpaths at Tallow Street, junction of South Abbey and Strand Street.
8. Road surface at Castlemartyr.
9. Deep cutting in the road from Parklands to Woodview Court. The Town Engineer informed the members that water connections were being made and that the ESB were making their connections to the new housing development.
10. Boy racers at the Strand and Claycastle area.
11. Alleged odours coming from the landfill.
12. The footpath from the Leisure Centre towards the Pitch & Putt.
13. Update on the provision of a disabled parking space at O' Reilly Terrace.

Managers Orders: Managers Orders nos. 177/07 to 197/07 were brought to the attention of the Council and noted.

Planning Applications:

Planning application reference nos. P58056/07 to P58064/07 were brought to the attention of the Council and noted.

Further Information Received:

The members were informed that further information was received in relation to planning application nos. P58024/07, P58043/07 & P58047/07.

Disposal of Properties:

Notice Pursuant to Section 183 of the Local government Act 2001.

Notice is hereby given that at the next meeting of the Council to be held on 8th October 2007 approval will be sought for the lease of a strip of land measuring 340m² at Knockaverry, Youghal to Kevin & Janet Power, 68 Knockaverry, Youghal subject to the following:

1. The lease period shall be 35 years.
 2. The lease rent shall be €100 per annum.
 3. The strip of land shall be maintained in a neat and tidy manner at all times.
 4. Non building or fencing shall be erected on the land without obtaining the prior consent of the Youghal Town Council.
 5. All legalities shall be completed within 6 months from the date of the Section 183 Notice.
 6. The lessees shall be responsible for their own legal costs.
- This was adopted on the proposal of Cllr. Revins which was seconded by Cllr. Savage and unanimously agreed by the members.

Mayor's Business:

1. The Mayor informed the members that he was very concerned by private contractors who were collecting waste throughout the town. The contractors are causing havoc with the flow of traffic within the town and have total disregard for businesses, residents etc. He stated that we will need to amend our Bye Laws to counteract this matter when they are being reviewed.
2. The Mayor requested permission to hold a civic reception for Mr. Des Heffernan, Senior Architect who recently retired and Ms. Helen Walsh, Staff Officer who has been promoted to Senior Staff Officer with Cork County Council.
3. The Mayor opened the following tenders on behalf of Youghal Town Council for the remedial works at Blackwater Heights:
 1. LFM construction: €419,950.00
 2. M. & E. Construction €564,154.07
 3. Martex Visual Homes: €730,022.04
 4. Pat Murphy: €191,842.50
 5. B. Rall Construction: €450,487.17
 6. Anthony Coughlan: €410,245.75

Planning and Development Act, 2000 (2 Proposed Variations to the Waterford County Development Plan 2005-2011):

The Town Clerk circulated copies of the Planning & Development Act 2000 to propose variations to the Waterford County Development Plan 2005 – 2011.

These were:

- a) Tourism Policy.
- b) Wind Energy Strategy.

On the proposal of Cllr. Casey which was seconded by Cllr. Linehan Foley both of these items were marked as being read and a vote of congratulations passed on the preparation.

Notice under Section 81 (1) Part 8, Planning and Development Regulations 2001 – 'Change of use of St. Mary's College (A National Monument) from Convent/Nursing Home/Offices to Café Restaurant on the ground floor and to a Museum and administration offices on the first and subsequent floors in line with the displayed plans':

A brief discussion ensued in relation to the proposed changes to St. Mary's College in which each of the members individually voiced their support in relation to the development. Maps showing the location of the proposed development will be available for inspection at the offices of Youghal Town Council and submissions or objections with respect of the proposed development dealing with the proper planning and development of the area may be made in writing up to and including Monday 03rd December 2007. It was recommended that the Council proceed with advertising of this

proposed development on the proposal of Cllr. Casey which was seconded by Cllr. Linehan Foley and unanimously adopted by the members of the Council.

Manager's Report under Section 13, 4(a) of the Planning and Development Act, 2000. Proposed variation to Youghal Town Development Plan 2003-2009 – Site at Mill Road, Youghal:

Proposed variation no. 1 of the Youghal Town Development Plan 2003 – 2009 in accordance with Section 13 of the Planning & Development Act 2000 the Managers Report on submissions received, the Manager presented her report in accordance with Section 13 Subsection 4(a) of the Planning & Development Act 2000. The Manager informed the members that two submissions had been received. The first submission contained 1) Youghal Retail Planning Study MacCabe Durney and 2) Retail Development and Historic Area by English Heritage by David Kelly Partnership on behalf of a group of Youghal Town Business People and the second submission from the National Roads Authority.

"Managers Report on Submissions Received".

I am presenting this report in accordance with Section 13,4(a) of the Planning & Development Act 2000.

The following submissions or observations were received during the public consultation process:

- a. Submission containing 1) Youghal Retail Planning Study by MacCabe Durney and 2) Retail Development in Historic Areas by English Heritage by David Kelly Partnership on behalf of a group of Youghal Town Business People.
- b. Submission from the National Roads Authority.

I have attached copies of both submissions for your attention. The main submission a) welcomes the possible locating in Youghal of a major national retailer but has major concerns in relation to the site chosen and how that would impact commercially on the historic town centre, b) deals with subsequent traffic issues which should be addressed at a future Planning Stage.

Regrettably the review of the Cork Strategic Retail Study has been delayed and will not be available to me for sometime. Subsequently due to the accelerating retail climate in the strategic area I have reviewed both the developers initial submission (Cunnane Stratton Reynolds retail figures) with that of MacCabe Durney's retail figures before concluding the following:

- a. The Indian Point site while not ideal from a Town Centre point of view is within "ten minute walking distance" of the historic core and similar sites were considered to be "edge of centre" by An Bord Pleanala in both the Lidl & Tesco decisions by the Board. It, in my opinion satisfies the National Retail Planning Guidelines.
- b. No other suitable site exists or is likely to exist in the short to medium term to accommodate this type of very necessary development.

c. Youghal is a Ring Town under the Cork Strategic Plan. One of the fundamental aims for a Ring Town is that the Town be commercially self sustainable. Youghal is situated within the macrocosm of East Cork and West Waterford and I must be cognisant of both the current retail leakage from the town and the possible greatly enhanced retail leakage to another town/area when considering my recommendation. This scenario was not sufficiently considered in the MacCabe Durney retail submission.

d. Youghal Town Council is currently preparing a Public Realm Plan for the historic core of the town and this coupled with the anticipated niche Retail Strategy for the Historic Core due in 2008 will set the basis for the regeneration and enhancement of the existing town centre.

Based on a), b), c), & d) above, together with the submitted sets of retail figures, it is clear to me that there is a well founded need for additional retail space within Youghal and its environs. Subsequently I would recommend to the members that it is practical to rezone this land at The Mill Road as per the terms of the advertised notice. I have taken account of the proper planning and sustainable development of the area in arriving at this decision, and the need to enhance Youghal's role as a retail centre in the face of competition from locations such as Midleton and Dungarvan.

The Town Clerk explained to the Members that they had up to six weeks to consider the Managers Report if they so wished under the Planning & Development Act 2000.

Following a brief discussion the members unanimously decided to vote on the variation tonight on the proposal of Cllr. Burke which was seconded by Cllr. Revins the members were unanimous in agreement with the proposed variation of the land at Mill Road, Youghal.

The following is the detailed vote on the variation:

In favour: Cllr. Burke, Revins, McLellan, Hennessy, Beecher, Murray, Savage, Linehan Foley & Casey.

Against: -

Consequently the Variation No. 1 of the Youghal Town Council Development Plan 2003 - 2009 was adopted as per the terms of the advertised Notice dated 27th August 2007. (Copy attached).

Proposed Variation (No. 1) of the Youghal Town Development Plan 2003 – 2009 in accordance with Section 13 of the Planning & Development Act 2000.

MILL ROAD, YOUGHAL

Notice is hereby given pursuant to Section 13 (2) of the Planning & Development Act 2000 that Youghal Town Council, being the Planning Authority for the Town of Youghal, propose to make a variation in the Youghal Town Development Plan 2003 – 2009 to vary the zoning of approximately 4.02 acres of land within the development boundary of Youghal's Urban District for the purpose of facilitating Retail Development.

The current zoning of the site is Non Retail Mixed Uses.

The proposed new zoning is Retail (Restricted) and associated facilities to accommodate a retail centre of up to 9,500m² which will accommodate up to 2,500m² of convenience retailing (food) and up to 7,000m² of comparison retailing and bulky goods (non food). This centre shall accommodate an anchor tenant comprising convenience retailing, comparison retailing, bulky goods and associated facilities of approximately 4,000m² to 6,000m² in conjunction with between 3 to 12 units of not less than 300m² in size. Where 75% of the maximum number of 12 units is attained, then 2 of the units will be allowed to be less than the 300m² threshold.

A map of the site of the proposed variation may be inspected during the period 27th August 2007 to 24th September 2007 during normal opening hours at the Offices of Youghal Town Council, Mall House, Youghal, Co. Cork.

Written submissions or observations with respect to the proposed variation received by the Planning Authority before 4.30p.m. on 24th September 2007 will be taken into consideration before the making of the variation.

Extension of Time:

An extension of time was adopted on the proposal of Cllr. Revins which was seconded by Cllr. Hennessy.

Motion in the name of Cllr. Hennessy seconded By Cllr. McLellan:

Motion in the name of Cllr. Hennessy seconded by Cllr. McLellan.

"That Youghal Town Council call on the Health Service Executive to provide a Primary Health Centre in Youghal as a matter of urgency to cater for the needs of people in the East Cork/West Waterford Region."

Cllr. Hennessy informed the members that primary Health Care Centres should be one stop shops which is community led where all individuals of all ages would be able to have contact with their health professionals on one site. These would range from GP's and Public Health Nurses to Counsellors, Physiotherapists and Community Welfare Officers etc. Cllr. McLellan informed the members that she fully supported the motion put forward by Cllr. Hennessy. This motion was unanimously adopted by the members.

Motion in the name of Cllr. Burke seconded by Cllr. Casey:

Motion in the name of Cllr. Burke seconded by Cllr. Casey:

"That Youghal Town Council makes provision in the 2008 Draft Budget and seeks additional sources of funding for improvement works at the 1798 Memorial Green Park."

Cllr. Burke informed the meeting that the 1798 Memorial Green Park has been one of the great public amenities in the town since the 18th Century and provides visitors with a beautiful view of the Blackwater River Estuary, entrance to Youghal Harbour and a view of Youghal Bay as far as Caple Island to the South. The name Green Park is thought to have been derived from its original function as a bleaching green for the local linen industry. Cllr. Burke informed the members that the promenade needs new seating and public lighting, the fountain needs restoration and the eastern and promenade supporting wall need cleaning and painting.

The restoration of the fountain has been proposed as a possible protected structure in the 2009 Youghal Town Development Plan. Therefore full consideration should be given to its restoration and only if on this expert advice is not feasible should a new replacement be sought. Cllr. Casey informed the members that he had given Cllr. Burke his full support on this motion. This motion was unanimously adopted by the members.

Correspondence:

1. Notification of Youghal Toastmasters Club meeting on Thursday 17th September 2007 re: public speaking.
2. Preliminary Notice 1st Conference 2008 – Woulfe Event Management – Seminar on Crime.
3. Copy of create magazine received from Business Arts.
4. Thank you letter received from Olive McGrath for funding towards Bukoba Hospital Roof fund.
5. Annual report received from English Historic Towns forum.
6. Notification from Carlow County Council – Local Authorities Members Association Annual Winter Conference.
7. Letter from Gar Holohan, Aura Holohan Leisure Group re Aura Sport and Leisure Management.
8. Confederation of European Councillors – one day seminar on Tackling Poverty and Social Need in Ireland, North and South.
9. Notification from Dept. of Environment, Heritage and Local Government – Revised arrangements for payment of Rent Supplement in Regeneration Areas arising out of the Commencement of the Social Welfare and Pensions Act, 2007.
10. Notification from Association of Irish Festival Events – Licence to Thrill Conference 2007.
11. Notification from Roscommon County Council re the Douglas Hyde Conference 2007.
12. Programme for the Douglas Hyde Conference 2007.
13. Notification re the Planning and Environmental Law Conference 2007.
14. Notification received from the Dept. of Environment, Heritage and Local Government re Local Authorities 2008 budget meetings.
15. Notification from Dept. of the Taoiseach re Taoiseach’s Public Service Excellence Awards, 2008.

Circularised Correspondence:

University of Bradford – Overview of EU-funding

Opportunities for beginners.

Flight of the Earls, A Special time for Donegal – Commemorative Festival – September, 7th – 16th 2007.

Journal of the Cork Historical and Archaeological Society 2007.

Local Government Management Services Board – Annual Report.

Social Housing – Newsletter of the Irish Council for Social Housing.

Knowledge Ireland – the new superhero? The magazine for knowledge leaders.

Euro Link.

Tidy Towns Results book 2007.

C.R.O.I. – Communities respecting our island.

AOIFE – Shenanigans Volume VIII issue 3.

Tourism Matters – Failte Ireland.

Spectrum - Issue 15 – September, 2007.

Any Other Business:

1. Cllr. Murray raised concerns about the changed bus stop on New Catherine Street.
2. Cllr. Burke enquired if there was any update on the plans for traffic calming at the bottom of Cork Hill. The Town Engineer informed the members that it had been referred to the Senior Executive Engineer of Infrastructure for Cork County Council and that he would try for an answer for the member at the next Council meeting.
3. Cllr. Beecher issued a statement expressing his disappointment at the withdrawal of Amgen Carrigtwohill.

This concluded the business of the meeting.