

Minutes of Meeting of Planning & Emergency Services Strategic Policy Committee held on Tuesday 5th September 2017 at 10.00a.m. in Council Chamber, Nenagh Municipal District Offices, Limerick Road, Nenagh.

Present: In the Chair - Cllr. Michael O'Meara
Councillors – John Carroll, Joe Bourke, Ger Darcy, Martin Browne.

Tom Gallahue, Richard Long.

In Attendance: Karl Cashen, Director of Services
Brian Beck, Senior Planner
Ray O'Leary, Senior Asst. Chief Fire Officer
Ann Marie Devaney, Executive Planner
Brian Clancy, Administrative Officer
Gillian Barry, Acting Staff Officer
Fiona Nolan, Acting Staff Officer

Apologies: Cllrs Micheál Anglim, Denis Leahy, David Dunne.
Lyn Mather, Dave Carroll Chief Fire Officer,
Caroline Conway, Senior Executive Planner,
Sonja Reidy, Senior Executive Planner,
Nuala O'Connell, Senior Executive Planner.

1. Minutes of last meeting held on 14th March 2017

The minutes of the previous meeting were proposed by Cllr. J. Carroll, seconded by Cllr. M. Browne and agreed. The Chairman welcomed Richard Long who has replaced Seamus Coffey as one of the PPN representatives on the SPC.

2. Fire Safety in multi-storey buildings

Ray O'Leary, Senior Assistant Chief Fire Officer gave a presentation to the Meeting on Fire Safety and replied to queries raised.. The principal points were as follows:-

S26 plan sets out current arrangements within the Fire Authority, and strategic plans / targets for the next 5 years

1.Purpose & Scope

2.Executive Summary

3.Organisation

4.Fire Stations

5.Fire Appliances

6.Equipment & PPE

7.Water Supplies

8.Training

9.Health & Safety

10.Communication

11.Operational Roles & Procedures

12.Operational Standards

13.Fire Safety

14.Major Emergency Management

Fire Safety Introduction

- Grenfell Tower Fire in West London 14 June 2017 - fire safety in residential accommodation
- Department of Housing, Planning, Community and Local Government fire Circular letter FIRE 04-17 issued
 - Requesting that local authorities review their multi-storey social housing buildings
- Multi-storey social housing buildings are defined to include,
 - local authority owned stock
 - buildings leased in full by local authorities directly from private owners
 - buildings fully tenanted by social housing tenants on foot of agreements with Approved Housing Bodies

Review to concentrate on common areas with a primary focus on all early warning systems,

- fire alarm and detection systems,
- emergency lighting
- means of escape

Dwelling houses and duplexes are not included.

- Where local authority accommodation is provided within a privately owned, multi-storey development, letter issued to Management Company, reminding them of their obligations as the person having control of the building.

Requirements under Section 18(2) of the Fire Services Act 1981 and 2003

- “it shall be the duty of every person having control over premises to which this Section applies, to:
 - take all reasonable measures to guard against the outbreak of fire on such premises
 - provide reasonable fire safety measures for such premises and prepare and provide appropriate fire safety procedures for ensuring the safety of persons on such premises
 - ensure that the fire safety measures and procedures referred to in paragraph (b) are applied at all times and

–ensure, as far as is reasonably practicable, the safety of persons on the premises in the event of an outbreak of fire whether such outbreak has occurred or not.”

APPROACH

- The housing section identified approximately 135 units in 33 development (desktop exercise)

- 33 inspections

- Letter issued to the management companies and the landlords of all privately owned multi-storey developments, containing local authority accommodation, reminding them of their obligations under section 18 of the Fire Services Acts, 1981 and 2003.

Tipperary Fire & Rescue Service Community Fire Safety Strategy 2015-2020

- B&A Confidential 5 year longitudinal study on the level of smoke alarm ownership/testing in Tipperary.

- 98% of households in Tipperary are protected by at least 1 smoke alarm –

- BUT, the proportion depending on the battery warning bleep to remind them to test the smoke alarm is quite high.

- Tipperary Fire & Rescue Service annual 1-day seminar.**

- 2015 the nursing home sector, 2016 hotel sector and 2017 the voluntary clubs and halls in use as places of public assembly

- 2018 a seminar for representatives of Management Companies of multi-storey units, both social and private.

- Annual Fire Safety Programme sets out a no. of premises inspections each year 2015 230 & 2016 227. 5 year Tipperary annual fire death rate to Dec 2016 2.5/million (40% National Average)

Tipperary Fire & Rescue Service Community Fire Safety Strategy 2015-2020

- Community Smoke Alarm Scheme**

- in conjunction with community alert groups, neighbourhood watch schemes, An Gardai, HSE and other local community and voluntary groups.

- **Tipperary Fire & Rescue Service Facebook page**

- 2015 target of 5000 followers - July 2017 running at in excess of 7,000.

- Since January 2016 campaigns on fire safety at christmas, fire safety at halloween, know your fire extinguishers, chip pan fires, teaching children on use of 999/112 system, awareness around fire safety issues with chargers and candle fires.

- Cumulative reached of 192,000 people.

- testing of smoke alarms - 'Test it Tuesday campaign reaches an average of over 2000 people every week.

- **Primary Schools Programme**

- fire safety presentations to over 170 primary schools each year.

- smoke alarm testing - a new form to be completed as 'homework'

pre-incident planning inspections underway which aims to produce pre-fire plans which will assist brigade

- In light of the Grenfell Tower fire we will review our strategy for 2018 with an emphasis being placed on multi-storey residential buildings.

- residential healthcare providers (41 in total) are asked to complete a self-audit and submit the results to the fire authority -

Fire Prevention & Building Control

- Assessment of Fire Safety Certificate Applications
- Standard
- Seven Day Notice
- Revised
- Regularised
- Licensing of Premises
- Planning Advice
- Disability Access Certificates
- Commencement Notices - BCMS
- During Construction Inspections
- Fire Safety Inspections (High risk / complaints)
- During Performance Inspections
- Dangerous Substances
- Events
- Market Surveillance – CE Marking

Fire Safety in Local Authority controlled Multi-Storey Social Housing Final Report – 19th July 2017

Name of Local Authority: Tipperary Nos. Comments

1. Number of residential buildings of more than six storeys or more than 18m in height 2
2. Number of such buildings identified with external cladding 0
3. Number of such buildings in respect of which a fire safety assessment has been required or is proposed 0
4. Number of such buildings in respect of which other action has been taken or is proposed 0

Breakdown of numbers at 1, above, by number of storeys:

Number of buildings with seven to ten storeys 1

Number of buildings with eleven to fifteen storeys 0

Number of buildings with more than fifteen storeys 0

Overall assessment in respect of multi-storey residential buildings in the functional area: None with cladding > 18m or 6-storey

Appendix 2 – Multi-storey buildings other than residential buildings

1. Number of buildings of more than six storeys or more than 18m in height 8
2. Number of such buildings identified with external cladding 8
3. Number of such buildings in respect of which a fire safety assessment has been required or is proposed 0
4. Number of such buildings in respect of which other action has been taken or is proposed 0

Breakdown of numbers at 1, above, by number of storeys:

Number of buildings with seven to ten storeys 0

Number of buildings with eleven to fifteen storeys 0

Number of buildings with more than fifteen storeys 0

No. of buildings inspected to date. 32 Inspections undertaken in Nenagh, Thurles, Templemore, Roscrea, Clonmel, Carrick-on-Suir and Tipperary Town.

No. of buildings with fire detection and alarm systems in common escape routes. 26

No. of systems tested within last 12 months. 11 Copies of certificates requested

No. of buildings with emergency lighting systems in common escape routes. 30

No. of emergency lighting systems tested within the last 12 months. 9 Copies of certificates requested.

No. of buildings with common escape routes in place. 32

The Chairman thanked Ray O’Leary for the presentation . A discussion took place concerning related issues including perceived over-reliance on building control self-regulation, sub-standard rental accommodation, distribution of smoke alarms through Community Groups and the Council, burning of vegetation, access issues regarding electronic gates at the scene of fires, insulation levels and the Grenfell Fire investigation.

3. Update on Proposed Variation (Settlement Plans) of the North & South Tipperary County Development Plans (As Varied) & discussion on future role of villages

Anne Marie Devaney gave an presentation on the Proposed Variation (Settlement Plans) of the North & South Tipperary County Development Plans (As Varied) and replied to queries raised. The principal points were as follows:

Consolidated Zoning Framework

Zonings - 47 different planning codes and 58 planning description currently in use across the various plans there are also nearly 5000 records in the zoning table. This has been rationalised to 7 planning codes and descriptions for LSC, SC and Nodes.

Proposed Variations to NTCDP & STCDP

- NTCDP
 - Service Centres 14
 - Local Service Centres 12
 - Settlement Nodes 28
- STCDP
 - Service Centres 18
 - Local Service Centres 25

Settlement Nodes 20

Consultation

- 10 workshops with Elected Members
- July Council meeting for noting. Draft variation went on public display
- 24th July - 21st August – public consultation
- 35 Submissions NTCDP Variation
- 19 Submissions STCDP Variation
- September – Members Workshops

Submissions

- Submissions by MD

Nenagh 26 Carrick-on-Suir 3 Cashel-Tipperary 5 Templemore-Thurles 5 Clonmel 9

Next Steps

- Members Workshops on CEs Report and Submissions*
- October Council Meeting – Material Amendments
- Public Consultation on Amendments
- December Council Meeting
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The Marlfield and Newport Local Area Plans will be required to be revoked as Settlement Plans for both areas will be adopted. In relation to flood risk areas CFRAMS data was used. The aim is to encourage development at Node level allowing for organic development using a collaborative approach. Cllr. J. Carroll stated that lessons from past excessive zonings

should be learned and small clusters encouraged. Community co-ops should be considered if local shops can't be sustained. Brian Beck advised that cluster guidelines will go as far as possible to allow for planning permission for 5-6 houses. If a landowner gets outline planning permission he only requires to apply for permission consequent. Locals can then have access to a site in the cluster, this mechanism can support and sustain local villages. The first step is to create a policy structure through the Variation, the next step is to make the village an attractive place where people want to live. Where no wastewater treatment plant is in place individual sites on half acre sites with 1 treatment plant per house could be considered. Cllr. M. Browne stated that a change in policy at national level was required as villages will not survive without a Post Office, shop or school.

Brian Beck proceeded to give a brief outline on the future of towns and villages in Tipperary which included reference to the Action Plan for Rural Development incorporating key objectives to support sustainable and vibrant rural communities, the National Planning Framework with a focus on development in the right location at the right time and the core aims of the County Development Plan. Key questions are how do we achieve a better quality of life for our citizens and what makes a sustainable village or town? Richard Long asked planners not to allow schemes of terraced houses in villages. Tom Gallahue stated that availability of broadband is a big issue and landowners need to be consulted as it won't work without them. Brian Beck stated that the Council didn't favour terraced houses, a development impact assessment may be required to show why the scale of development envisaged is suitable for the village. The Council is unlikely to build clusters but may make land available for this where not required for social housing. Villages need to be built up to make it more economical to get broadband in. A first step would be to get pilot proposals agreed with landowners on a 3 acre site, for example, which may be suitable for a cluster development. The aim will be to make it as practical and straightforward as possible for the landowner. Cllr. G. Darcy stated that a landowner may sell if he/she can identify 3 site purchasers but the village must be sustainable as villages are being by-passed by commuters en route to work who do their business in town. Cllr. J. Bourke questioned whether clusters can work without services such as roads, water, wastewater, electricity and broadband being put in place first. Brian Beck stated there is an opportunity now to encourage people to live in our villages. They can design and build their own house in a cluster context not in an estate. What's contained in the Cluster Guidelines must be practical and reasonable and a holistic approach is required including the provision of key services. The Cluster Guidelines can be discussed again at a future meeting.

5.Date of next meeting

It was agreed to hold the next meeting of the Planning & Emergency Services SPC on Tuesday 24th October 2017 at 10.00a.m. in the Templemore-Thurles Municipal District Offices, Castle Avenue, Thurles.

This concluded the business of the Meeting.