

Minutes of November Meeting of Tipperary-Cahir-Cashel Municipal District held in the Council Chamber, Civic Offices, Tipperary Town and hosted remotely on Monday 27th November 2023 at 11.00am

Members Present: Councillor Declan Burgess, Cathaoirleach
Councillor Micheál Anglim
Councillor Tony Black
Councillor John Crosse
Councillor Michael FitzGerald
Councillor Mary Hanna-Hourigan
Councillor Roger Kennedy
Councillor Máirín McGrath
Councillor Andy Moloney
Councillor Marie Murphy
Councillor Annemarie Ryan (Shiner)

Officials Present: Mr. Dave Carroll, A/Director of Service
Mr. Anselm McGowan, District Administrator
Mr. James Murray, Senior Engineer, Roads Section
Mr. James Swords, District Engineer
Mr. Frank Cussen, Executive Engineer
Mr. Michael Begley, Tipperary Taskforce
Ms. Adeline Walsh, Staff Officer
Housing Directorate
Mr. Shane Grogan, Administrative Officer
Ms. Helen Butler, Administrative Engineer
Mr. Shaun Lonergan, Executive Engineer
Planning
Ms. Caroline Conway, Senior Executive Planner

Mr. Anselm McGowan, District Administrator, commenced the meeting with the meeting prayer. He called the roll and confirmed that all the Municipal District Members were present at the meeting. The Cathaoirleach, Councillor Declan Burgess, welcomed everyone to the November Municipal District meeting and commenced the meeting.

1.1 Disclosures/Conflicts of Interest

There were no matters notified to the meetings administrator.

2.1 Minutes of October Meeting of Tipperary-Cahir-Cashel Municipal District held on 23rd October, 2023

The minutes of the Tipperary-Cahir-Cashel Municipal District October meeting held on 23rd October, 2023 were adopted on the proposition of Councillor John Crosse seconded by Councillor Roger Kennedy.

Matters arising from the minutes

Councillor Marie Murphy wanted to thank Paddy Crowley, Active Travel for arranging to have the public lighting turned on in Ballylooby.

3.1 To consider Chief Executive's Report for the Material Contravention for Bansha Road, Tipperary Town.

The Cathaoirleach welcomed Ms. Caroline Conway, Senior Executive Planner to the meeting. Ms. Conway stated that the details of the Material Contravention were set out at the workshop. On the proposition of Councillor Michael Fitzgerald, seconded by Councillor Tony Black it was resolved:

"That pursuant to the provisions of Section 34(6) of the Planning and Development Act 2000, as amended, and being satisfied that the provisions of Section 34(6)(a)(i), (ii), (iii) and (iii) have been complied with, Tipperary County Council hereby require that a decision be made with regard to the planning application received from Fitzgerald Partnership to grant permission, subject to the conditions set out in the Chief Executive Officers Report, for;

- 1) demolition of existing vacant building on site (former restaurant/takeaway and ancillary areas);*
- 2) construction of 7 no. light industrial units (Units 1 to 5 at Block A, unit 6 at Block B, unit 7 at Block c). All new proposed building to have a maximum height of 8.12 m and a total gross floor area of 1,749.4 sq.mt;*
- 3) the development will also include: new vehicular and pedestrian entrance to the site from the Bansha Road (N24) and internal access road with internal footpaths; car parking spaces including EV, accessible parking bays and bicycle parking stand; sliding gates; new boundary treatments; new signage on site; hard and soft landscaping and all associated site development works above and below ground. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application at lands located on the Bansha Road, Knockanrawley Tipperary Town, Co. Tipperary".*

Councillor Crosse stated that it was good that the Council is flexible to development. Councillor Black noted that he was delighted to see proposals like this which is a fantastic opportunity. He also stated that he is delighted to see people prepared to take a chance and willing to engage and compromises can be made. Councillor Kennedy also supported the development and it is great to see plans coming to fruition. He noted that a lot of work is being done in Tipperary town and it is great to see people willing to work with the Council and it shows that Tipperary Town is open for business. Councillor Black wanted to thank Michael Begley who is very proactive and engaging.

3.2 Declaration of Roads to be Public Road at Rockwood, Cashel

On the proposition of Councillor Roger Kennedy, seconded by Councillor Declan Burgess it was resolved:

"That pursuant to the provisions of Section 11 of the Roads Act 1993, this Municipal District hereby agrees to declare the Road serving the area known as:

LOCATION	Rockwood, Cashel, Co. Tipperary.
LENGTH	376m
STARTING POINT	From its junction with the L-54168-1 Hillview Housing Estate, Old Road, Cashel, Co. Tipperary.

to be public, as per the map which was on public display during the prescribed period and as outlined in the Director of Services Report to the Members dated 20th November 2023.

3.2 Declaration of Roads to be Public Road at Lakespur Park, Cashel

Councillor Kennedy noted that whilst the public notices were placed in the newspapers, the elected members were not notified. He advised that Larkspur Park is the sports facility which was built on land bought by money donated by Raymond Guest, US Ambassador after his horse Lakespur which was trained by Vincent O'Brien won the Epsom Derby. This was a thank you to the people of Cashel and was put in trust of the Lions Club. He noted that there is a golf course and tennis courts and they have never been a burden on the Council. The area has always been known as New Houses, Old Road and he feels there should be more consultation with residents because the proposed name could lead to confusion. Mr. James Murray, Senior Engineer accepted the points made and recommended that it be set aside pending further consultation. Councillor Declan Burgess stated that he was happy to pass the declaration of a public road.

On the proposition of Councillor Roger Kennedy, seconded by Councillor Declan Burgess it was resolved:

"That pursuant to the provisions of Section 11 of the Roads Act 1993, this Municipal District hereby agrees to declare the Road serving the area known as:

LOCATION	Lakespur Park, Cashel, Co. Tipperary.
LENGTH	279m
STARTING POINT	From its junction with the Old Road, Cashel, Co. Tipperary.

to be public, as per the map which was on public display during the prescribed period and as outlined in the Director of Services Report to the Members dated 20th November 2023."

3.4 Declaration of Roads to be Public Road at Arravale Close, Tipperary Town

Councillor Annmarie Ryan (Shiner) asked how is it decided which are processed and what are not. Mr James Murray, Senior Engineer confirmed the process is to finally name and tidy up outstanding issues which has already been done in other Districts. Councillor Murphy requested clarification and Mr Murray advised if there is a particular case to please bring it to his attention after the meeting.

On the proposition of Councillor Annmarie Ryan (Shiner), seconded by Councillor Tony Black it was resolved:

"That pursuant to the provisions of Section 11 of the Roads Act 1993, this Municipal District hereby agrees to declare the Road serving the area known as:

LOCATION	Arravale Close, Tipperary Town, Co. Tipperary.
LENGTH	180m
STARTING POINT	From its junction with the Galbally Road, Tipperary Town, Co. Tipperary.

to be public, as per the map which was on public display during the prescribed period and as outlined in the Director of Services Report to the Members dated 20th November 2023."

3.5 Housing Directorate Report

The Cathaoirleach welcomed Shane Grogan, Administrative Officer, Helen Butler, Administrative Officer and Shaun Lonergan, Executive Engineer, Housing Section to the meeting. Mr. Grogan thanked the Cathaoirleach and was available to take questions from the Members.

Councillor McGrath wanted to thank the housing team for organising the workshop with Focus Ireland and it was disappointing that they were unable to attend. She noted that the houses used by Focus Ireland are Council houses and they should be expected to engage and to meet with Councillors. She also noted that the houses in Ardfinnan are nearly complete and asked will they be on CBL. She also requested an update on Mountain View Drive. Councillor Hanna Hourigan raised a question regarding advice provided to a person presenting as homeless which was to make an appointment and when they rang there were told no appointments available because there was no emergency accommodation. Councillor Black noted that when CBL was introduced it was supposed to be beneficial to all and applicants are advised when making an enquiry about an offer of housing they are advised to check CBL but there are no suitable houses available on CBL. He appreciated that it is a good tool, however he added that it can't always be the answer and housing should be more solution based.

Councillor Ryan (Shiner) requested an update on the timeline for the development of the 4 units at Fr. Mathew Street. She also asked for details of how many houses in this district are to be retrofitted and what emergency accommodation is available in the south of the county for homeless. Councillor Kennedy looked for an update on Coopers Lot and when can we expect to see development. He also referred to the Energy Efficiency Retrofit Programme and asked how many are planned in this District for the next 12 months. He noted that there are 800 people on the housing waiting list and 400 in the Tipperary/Cashel area. He asked if there are any more available sites for development and should the Councillors be bringing available sites to the attention of the housing section or does the Council have a sufficient land bank. Councillor Murphy referred to the 14 houses in Clogheen and asked when will the builder be on site. She also referred to 48 units at Farranahassery, Cahir by Respond and noted the CALF application has been submitted and asked when do they expect a response and when will there be houses. Councillor Burgess referred to the 40 houses being provided by Tuath Housing Association in Cashel and do we have to wait for the whole development to be completed or can they be allocated on a phased basis once the houses are ready. Councillor Burgess also requested an update in relation to Aonghusa Court, the 9 units at Boherlough Street. He expressed his disappointment regarding the delays with Uisce Eireann which was very frustrating and asked when will they be allocated.

In response Mr Grogan advised that they will go back to Focus Ireland to reschedule the workshop. In relation to the Capital Scheme at Mountain View Drive he confirmed that the team are working on the tender documents and it is expected to go to tender in the next 4 months. Regarding the development at Fr Matthew Street, consultants are to be appointed and they hope to be on site before the end of next year. In relation to the Energy Efficiency Retrofit Programme there are 27 houses in this District and are located in Tipperary town and Cahir. He also advised that he has no breakdown for next year. Regarding the development at Coopers Lot he confirmed that the Council is not involved in this Scheme and these houses are being provided by an AHB. He also confirmed that Mr Liam Ryan, Senior Executive Architect is always looking for sites for potential development. In relation to the development of 14 units in Clogheen there was an on site meeting last week and issues in relation to boundary treatment need to be resolved and it is hoped to be on site by the end of 2024. In relation to the houses on the Clonmel Road, Cashel they are also an AHB, therefore the Council is not aware of the timeline for completion and allocation. Regarding the development at Boherclough Street, Uisce Eireann were on site last week and it is expected to be completed before Christmas and the footpath will be reopened before Christmas. The houses are expected to be allocated before the end of January. In relation to the query regarding emergency accommodation it was confirmed that the Council has 12 open front door beds and 23 B&B beds. There has been no indication from the B&B in Cashel if beds will be made available. Mr Grogan also confirmed that he will advise the Housing team to provide more detailed responses to representations. Mr Grogan confirmed that he will ask Focus Ireland to provide suitable times and dates to

present to this District because they have already presented at other Districts. Councillor Kennedy referred to the vacant houses report presented at the monthly meeting and asked that when the Housing Section are presenting to the Municipal District that it is included in their report. He noted at present there are 40 vacant house and he asked how many of them will be ready before Christmas. He also referred to the 15 others and he requested a breakdown of the 15 and when are they expected to come back into housing stock. Mr James Swords, District Engineer confirmed that the turn around time on minor repairs is 4 to 6 weeks and the vacant properties represents less than 1% of our overall stock. Councillor Kennedy appreciated that it is a small number but for the applicant contacting their elected representative can we give them hope of when a house will be available to let. This is turn creates a vacancy in private rented accommodation. The Cathaoirleach requested more detail in relation to vacant houses in the report and thanked the Housing Team.

3.3 District Engineer's Report

Mr James Swords, District Engineer advised the Members that most of the roads programme has been completed. He also confirmed that Knockaun Bridge is expected to be open before the weekend.

Councillor Murphy referred to the potholes on the N24 heading to Cahir, however was unsure if it is this District or Clonmel. She also appreciated that it is the responsibility of the TII, however asked if they could be filled by the Council in the short term. Councillor McGrath supported this and advised that she has been reporting this to Clonmel for the past 6 months. Councillor McGrath thanked the District Engineer for the update on Knockaun Bridge and she also asked for an update on the infill lighting in Newcastle. Regarding the CIS Scheme applications open in August she referred to other Municipals District who have different criteria regarding housing estates. She asked why it is different in Tipperary Cahir Cashel MD. The Cathaoirleach agreed to take Councillor Tony Black's Notice of Motion because it refers to CIS.

5.1 Councillor Tony Black (Ref. ID 2726)

That this council would resurface the road in Knockanrawley, Tipperary Town leading from Bansha Road, past the Miners Cottages, to the top of the cul-de-sac. It hasn't been done for decades and is in a state of disrepair in many parts.

Reply

This is a Local Tertiary road which would benefit from a CIS application to enable road reconstruction works. Local area staff will assess the current condition and carry out maintenance works where possible

This motion was seconded by Councillor Máirín McGrath.

Councillor Anglim referred to the CIS work carried out at Castlevue, Ardfinnan. He confirmed that he called to each house and some residents were initially reluctant, however the work was completed and the Housing Section covered the contribution of any Council house. He confirmed that if we do estates now that he would be expected that each household that paid in Castlevue would be refunded. Councillor Ryan (Shiner) requested clarification on what other Municipal Districts are doing. She referred to the earlier agenda items relating to the declaration for a road to be a public road and it seems to be conflicting information. Councillor Murphy also confirmed that she organised for a number of cul de sacs to be completed under the CIS and she also would be looking for a refund if the criteria changes. She referred to a decision made by Councillor Moloney, Councillor Anglim and herself that their tertiary funding of €1,800 per Councillor would go to filling potholes. Councillor Hanna Hourigan supported Councillor Black and stated that a CIS shouldn't be used in this case. Councillor McGrath appreciated what happened in Castlevue, Ardfinnan, however hoped that this did not set a precedent and she requested that the Municipal District consider works to housing estates. Councillor Moloney appreciated both sides and acknowledged that people have paid into CISs, however the Council has to make more money available to housing estates.

In response Mr James Murray confirmed that the potholes referred to on the N24 are in the Clonmel District and the issue has been brought to the attention of the TII. Also, he appreciates peoples frustration in relation to CIS and the District only has a budget of €220,000 for maintaining roads. Therefore, the only mechanism available to is push CIS to get cul de sacs and local tertiary work completed. He also confirmed that the new public roads adopted will also fall under the maintenance budget. Councillor Fitzgerald asked if there was money left in the budget to fill potholes on local tertiary roads and he also referred to staff shortages. The District Engineer confirmed that there is money available and staff available because other roads jobs have been completed. Councillor Ryan (Shiner) referred to the recent declaration of a road as a public road for Arravale Close and asked if there was a budget to maintain this road. Mr Murray confirmed that local tertiary comes under maintenance funding and to do a resurfacing job would consume most of the budget. He confirmed that there are constraints across the District, however it is a wider Council issue. Councillor Anglim stated that he is not familiar with the area referred to in the motion but he has already made his concerns known. The Cathaoirleach shared the frustration of the other Members and he also wanted to highlight issues in Cathal Brugha Street with heavy through traffic and to discourage it could signage be erected. The District Engineer confirmed that they would have to have regard to the Traffic Calming Policy. Councillor Kennedy also mentioned that cars are parking on the footpaths in this area. Councillor Black requested an update in relation to Barronstown Cross and the District Engineer confirmed that they would request an update from Roads Capital. The Cathaoirleach confirmed that it was important to get an update and thanked the District Engineer and his team.

3.7 District Administrator's Report

The District Administrator's Report was circulated to the Members with the agenda and the District Administrative advised that he was available to take questions.

Councillor Ryan (Shiner) thanked the District for the work completed on Avondale Playground and Councillor Back seconded that. He confirmed that it was great to see so many families there at the weekend. Councillor Marie Murphy also wanted to thank the District for the work completed at Clogheen Playground. Councillor Crosse also highlighted issues with Donohill and noted that there are issues to be resolved and asked once these issues are resolved when will the playground be reopened. Councillor Kennedy requested an update in relation to the consultations around the proposed visitors centre in Cashel. Councillor Burgess seconded this and highlighted the importance of a visitor hub in Cashel.

In response Mr Dave Carroll advised that he will discuss with the Steering Group if a workshop could be arranged to update the Members on the Visitors Centre. The District Administrator advised that quotations have been received to carry out the repairs works to Donohill playground however the other issues are required to be resolved before any work can commence. He also confirmed that the Festival and Events applications for 2024 will be available the middle of December.

4.1 Chief Executive/Delegated Officers Orders

The orders were noted.

5.2 Councillor Tony Black (Ref ID 2727)

That this Council would erect a plaque in Tipperary Town to commemorate An Forsa Cosanta Aitiul (FCA) now the Reserve Defence Forces (RDF). The FCA was once a mainstay of Tipperary Town and many families had members who served in the force. There is nothing to honour the locals who served and I request that in consultation with the local Order of National Ex-Servicemen (ONE) that this council would find a suitable location in the town and erect a plaque or memorial.

Reply

Any individual or group who wish to erect a plaque or statue/monument should submit an application under the Civic Memorial Policy. This application is then considered by the Culture Team. With regard to funding, the Library and Culture Team do not have funding for plaques and monuments.

This motion was seconded by Councillor Mairin McGrath.

5.3 Councillor Tony Black (Ref ID 2728)

That this Council would outline a timeline and plan to complete the remaining footpath replacement works in the West End of Tipperary Town. Requests have

been made regarding Canon Hayes Park, John O'Leary Place, Lacey Villas, Emmet Street and Redmond Square. It is understandable that not all areas can be completed at the same time or immediately. However, if a timeline was provided for completion of these works it would put residents' minds at ease.

Reply

It's not possible to give an accurate timeframe for footpath replacement works in the areas as funding levels and funding scheme types are constantly changing. A lot of work has been carried out in this area of town in recent years and works will continue to be prioritised in the town on a need's basis given the available funding.

This motion was seconded by Councillor Annmarie Ryan (Shiner).

5.4 Councillor Roger Kennedy (Ref ID 2730)

That the footpath from Clonoulty Village and Clonoulty School be continued from Simon's to the GAA pitch and Clonoulty Playground in the interest of safety.

Reply

This project was submitted to the NTA for funding under the Active Travel Programme in 2023 but the project was unsuccessful. The District will continue to submit the project under any appropriate funding sources going forward. Some design works will be carried out in Q1 2024 to have the project ready to progress to construction if funding is secured.

This motion was seconded by Councillor Declan Burgess.

5.5 Councillor Roger Kennedy (Ref ID 2731)

That footpaths be upgraded in Emly Village in line with Tidy Town report recommendations.

Reply

A funding allocation was requested from the NTA for an Active Travel project in the village to address these items. The allocation was not granted in 2023, but the request will be resubmitted for 2024.

This motion was seconded by Councillor Annmarie Ryan (Shiner).

5.6 Councillor Declan Burgess (Ref ID 2732)

That this Municipal writes to the Minister of Transport calling on his Department to engage with Bus Eireann, the NTA and any other necessary stakeholders to examine the possibility of returning the Dublin Airport stop to the 245X service (formerly X8).

Reply

Subject to approval of Elected Members the Minister for Transport will be written to

This motion was seconded by Councillor Mairin McGrath.

It was agreed by the Members that the letter would also include that Cashel is one of Fáilte Irelands nominated Destination towns and highlight the importance of tourism for Cashel town. Councillor Moloney also requested that the 5.20 p.m. 355 bus service from Waterford city to Carrick on Suir should be extended to include Cahir rather than terminating in Carrick on Suir in order to facilitate students attending college in Waterford.

6.1 Votes of Sympathy

A vote of sympathy was extended on the death of the following:

- Former Cathaoirleach of Seanad Éireann, Tras Honan, The Square, Ennis, Co Clare
- Michael Ryan, Grangemore, Cahir, Co. Tipperary
- George O'Neill, O'Connell Road, Tipperary Town
- Ann O'Dwyer, 34 Main Street, Cashel

6.2 Votes of Congratulations

A vote of congratulations was extended to the following:

- Noel Cleary who was based in Ardfinnan Council yard and is moving closer to home in Ballingarry
- The Cathaoirleach, Councillor Declan Burgess for hosting the recent Cathaoirleach Awards in Brú Ború Cultural Centre, Cashel.

7.1 Any other Business

The District Administrator advised Members that the next meeting will be Tuesday 19th December 2023 due to the Christmas break.

This concluded the business of the Municipal District meeting.

Signed/  _____ Dated/ 19/12/23
Cathaoirleach

Signed/  _____ Dated/ 19/12/23
District Administrator