



**MINUTES OF PROCEEDINGS OF THE JANUARY MEETING OF NENAGH MUNICIPAL DISTRICT HELD IN NENAGH MUNICIPAL DISTRICT CHAMBER AND via ZOOM AT 10.45 AM ON 18<sup>th</sup> JANUARY 2024**

<b>Present in chamber</b>	Cllr's Fiona Bonfield, Joe Hannigan, Hughie McGrath, John "Rocky" McGrath, Michael O Meara, Gerard Darcy, John Carroll, Phyll Bugler and Séamus Morris
<b>Also Present</b>	<p>Ms. Rosemary Joyce, District Administrator; Mr. Marcus O'Connor, Director of Services; Mr. Barry Murphy, Senior Executive Engineer and Ms. Sinead Moriarty, Staff Officer.</p> <p><b>Environment:</b> Mr. Michael Moroney, Senior Executive Officer &amp; Mr. Rúairí Boland, Senior Executive Engineer</p> <p><b>LAWPRO:</b> Catherine Seale-Duggan Community Water Officer and Ruth Hennessy, Catchment Manager (via Zoom)</p>
<b>Item 1. To note any Disclosures/ Conflicts of Interest</b>	None
<b>Item 2. To consider and adopt Minutes of the December Meeting held on 21<sup>st</sup> December 2023</b>	<p>It was proposed by Cllr. Carroll, seconded by Cllr. Darcy and resolved that the minutes of the December Meeting held on 21<sup>st</sup> December 2023 be adopted.</p> <p>Cllr. Bugler requested a correction on the minutes to say that the road from Roulagh Junction to the bridge should be included in the works programme.</p> <p>Ms. R. Joyce confirmed that the minutes will be amended to take account of this.</p>
<b>Item 3. To consider Chief Executive's Report on Part VIII for Rialto Cinema</b>	<p>Robin Lee from Robin Lee Architecture gave a presentation on the Part VIII for the Rialto Cinema Site. The Chief Executive's Report on the Part VIII was circulated to members. Ms. R. Joyce gave a brief outline of the contents of the report and explained that this was in relation to the Rialto only, the housing part of the project no longer requires a Part VIII but will come under the Section 179A procedure which will be notified to the full council.</p> <p>Cllr. H. McGrath expressed concerns with some aspects of the project and the response to the submissions. He stressed the importance of addressing the concerns of the residents in Wolfe Tone Terrace especially in relation to the possibility of anti-social behaviour in the area of the bicycle parking. An agreement should be in place for the residents to get access to the back of their property for cleaning etc. He was also concerned about the usage of the space and referred to the number of community groups that need space. He questioned the demand for hot</p>



	<p>desks. He was also concerned about the impact on potential for expansion of the Garda Station and how this may affect the long-term viability of the station in Nenagh. He also referred to the financial implications in terms of matched funding requirements.</p> <p>Cllr. Carroll expressed his support for the project and believed it was innovative and would enhance that area. He referred to pedestrian access, accessibility within the building and the sensitivities in terms of the adjoining heritage locations.</p> <p>Cllr. Morris advised that he was always concerned about proposals to develop a digital hub but said he would have preferred Stereame as a location however he was not trying to stop progress. He would like to see a business plan for the project. He referred to the synopsis of submissions in the report and indicated that the submissions received were more extensive. The concerns of the person currently operating the flexi desk in Nenagh is that the local authority will be in competition with her business. He welcomed the inclusion of the housing proposals but asked if the hot desks element could be taken out.</p> <p>Cllr. Hannigan respected the concerns mentioned but asked if it would be more of an innovation/enterprise space than a digital hub. He said he already knows of someone who would be interested in taking a space and that it would be a major boost to the area and he considered it would be very positive for Nenagh.</p> <p>Cllr. O'Meara believed it was one of the most ambitious projects for the area but said that there are still a lot of unanswered questions. There is an opportunity to work with the OPW as a client for some space, along with a possible market space for the town. It is a great project but more clarity is required about what the spaces are going to be used for. He asked for clarification in relation to the Section 179A Housing process.</p> <p>Cllr. Darcy supported the project but would also have concerns over the use of the facilities. He enquired about the timelines. Cllr. Bonfield understood the concerns of the residents but felt it was possible to put an agreement in place to address their concerns. She said there was nothing stopping the OPW taking some of the space for use by the Gardaí and she would be supporting the project.</p> <p>Mr. M. O'Connor explained that the building had not been used as a performance space in 40/50 years. If the County Council had not bought it, it would have become rundown, it is in a key location and it will be great to get activity back into that area. Needs are always changing and this building should suit start-ups and small enterprises. The space will be flexible and will have layouts depending on demand. The business case is being</p>
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	<p>finalised and discussions are taking place with Enterprise Ireland in relation to funding. He acknowledged the concerns of the residents and said discussions will be ongoing on this. There is the potential to employ 100 people in the facility.</p> <p>Ms. R. Joyce said that discussions are ongoing with Enterprise Ireland and they along with the Department are very supportive of the project. The space will be more an enterprise space rather than hot desks and it is not seen as being in competition with Flexi-desk. The concerns of residents will be addressed. In relation to the use of the space for voluntary organisations, it would be difficult to get funding for this use and a lot of these organisations need accommodation as soon as possible. It will be a number of years before this space will be operational. Space for community groups is a major issue.</p> <p>Following discussion, it was proposed by Cllr. Morris and seconded by Cllr. Carroll and agreed that, pursuant to the requirements of Article 81 of Part 8 of the Planning &amp; Development Regulations 2001 as amended, having considered the Chief Executive's Report dated January 2024 the Members of Nenagh Municipal District hereby decide to proceed with the development for the proposed refurbishment and repurposing of the former Rialto Cinema building as outlined in the Chief Executive's Report.</p>
<p><b>Item 4. To receive an update from Environment and Climate Action.</b></p>	<p>The Environment and Climate Action report was circulated to members.</p> <p>Cllr. O'Meara welcomed the progress of the work at the Shannon Vermi Composting site but was really concerned about the condition of the roads. While he also welcomed the increase in the septic tank grant he was very disappointed with the areas that are covered by the grant. He got maps for the scheme and very little areas are covered. People are near water sources and carry out work as instructed on the understanding that they will be eligible for a grant.</p> <p>Cllr. Bugler requested an update on the timelines for Boher Burial Ground, an update on the registration of Kilboy Cemetery, how many received the funding from the Climate Action Fund and what is the situation with regard to school visits.</p> <p>Cllr. Carroll was very concerned with the increase in littering especially with fast food wrappers. He complimented the work of the Litter Wardens and asked about the possibility of using CCTV and signage for deer crossing roads. Cllr. J. McGrath supported the need to address these issues.</p> <p>Cllr. Darcy was also concerned about the septic tank grant scheme. There are people in areas with poor percolation and with the stricter guidelines but they are not eligible for grants. Other</p>



areas should be eligible for the grant. As a result of the Shannon Vermi Compost scheme the roads around Ballinveny will also need to be looked at.

Cllr. Bonfield agreed that littering in a big problem and would welcome the return of the work in the schools. She enquired about the number of retailers that have signed up to the deposit return scheme and the provision of the solar bins.

Cllr. Hannigan also complimented the work of the Litter Wardens. He enquired about the 9% who did not comply with the household survey and the fact that there were only 2,000 dog licences in the County. As it is coming into lambing season a message needs to go out about vigilance on dogs and restricted breeds. He recently challenged a person who had a restricted breed of dog without a muzzle and he was told to mind his own business, the person had a muzzle with them but did not have it on the dog.

Mr. M. Moroney explained that the 2,000 licences issued were for the Nenagh MD, not the whole county. An awareness campaign will be run in relation to the control of dogs. Dog wardens are now operating full time and inspections of licences will be increased. If a Dog Warden or the Gardai come across an instance where the regulations in relation to restricted breeds are not being adhered to they can take action. The 9% of people that didn't comply with the household survey will be given a chance to regularise the situation. If people are not forthcoming with information after that there is an approved process to deal with the situation.

It is difficult to know what is causing the increase in littering, the casual littering is very difficult to address, when it is bags of rubbish it maybe possible to get some evidence to prosecute people. There are new provisions for the use of CCTV, the code of practice was signed off before Christmas. The legislation has to come before the Dáil but the hardware should be available by Q2. He will have to check what the situation is in relation to the schools. The Community Climate Action fund is still open but there is an expectation that it could be oversubscribed.

The clean-up work in Rathcabbin is expected to be complete in Q3 this year and the work on the roads can take place once this work in done. The documentation for Kilboy is with the solicitors. The retailer doesn't have discretion in signing up for the deposit return scheme but smaller outlets may operate a manual system. This scheme may help reduce roadside litter. The provision of additional solar bins is dependent on getting additional funding.

An email was circulated about the changes to the septic grant scheme, it is not a requirement to have a septic tank registered any longer. The grant is no longer a general grant but is for



	<p>areas where the water course is subject to vulnerability but he can talk directly to members on this.</p> <p>Mr. R. Boland informed members that the next stage for Boher Burial Ground is the boundary walls. Excavations will begin when the weather gets better. Ground conditions need to be given time to settle so it will be 2025 before it is operational .</p> <p>Mr. B. Murphy acknowledged the issue with the roads around Rathcabbin but explained that the work on the roads will not be started until the work at the site is complete. He will also add the issue of the roads around Ballinveny to the checklist.</p>
<p><b>Item 5. To receive update from LAWPRO</b></p>	<p>The report from LAWPRO was circulated to members.</p> <p>Ms. C. Seale-Duggan was introduced as the new Community Water Officer.</p> <p>Cllr. Carroll was disappointed that the water quality had dropped. Sometimes vegetation can cause problems with the flow of the river. It is important to get the people into waterway sports.</p> <p>Cllr. O'Meara did query if like was being compared to like. He does feel that the media are hard on farmers but they can offer a solution. Some of the problems could be coming from wastewater treatment plants but it is important to continue to try and improve the water quality.</p> <p>Cllr. Darcy was also disappointed in the figures but said work has to continue with the farmers and farming organisations. He is concerned that the change in the septic tank grant will cause further issues.</p> <p>Cllr. Hannigan would like to know what influence the treatment plants have on the water quality. Some of the plants are at capacity and not capable of operating properly.</p> <p>Ms. R. Hennessey acknowledged members comments. She explained that the removal of vegetation is not always the solution, completely free channels are not needed, you have to have a balanced approach. Waste Water schemes in some areas are causing problems. Improvements to these schemes do take time. In relation to the septic tank grant the intention is to have a targeted approach and prioritise areas where there are problems. A new plan will be published shortly that should increase the areas covered but the scheme will still have limitations. Like with like is being compared and the information comes from the EPA monitoring programme. It is possible to identify the source of the issue, e.g. if the readings are an issue in Nenagh Town the problem is probably being caused by the WWTP or industries, if the problem is more upstream it is probably from agriculture. Where it is possible to identify the</p>



	source of the problem this information is passed to the EPA and Uisce Éireann.
<b>Item 6. To update members on projects &amp; events</b>	<p><b><u>Newport Town Park:</u></b> The official opening of the Town Park by the Minister for Housing, Heritage &amp; Local Government is scheduled to take place on the 22<sup>nd</sup> January 2024.</p> <p><b><u>Newport Town Centre First Plan:</u></b></p> <ul style="list-style-type: none"><li>• It is proposed to hold a workshop on the draft plan with the elected members on Wednesday 31<sup>st</sup> January after the special meeting scheduled for that day. This is subject to confirmation of the availability of the consultants.</li></ul> <p><b><u>Nenagh Town Team/Town Centre First:</u></b></p> <ul style="list-style-type: none"><li>• Membership of the Nenagh Town Team is currently under consideration.</li><li>• It is proposed to put Nenagh forward for consideration as one of the next towns in Tipperary to be identified for a Town Centre First plan.</li><li>• When the Nenagh Town Team membership is finalized an information session will be scheduled with the Town Regeneration Officer.</li></ul> <p><b><u>Rialto Digital &amp; Enterprise Hub:</u></b></p> <ul style="list-style-type: none"><li>• The Chief Executive's Report on the Part 8 is an Agenda item for the January meeting of Nenagh MD.</li></ul> <p><b><u>Banba Historic and Cultural Quarter</u></b></p> <ul style="list-style-type: none"><li>• Part 8 for Nenagh Historic &amp; Cultural Quarter was lodged on Wednesday 29<sup>th</sup> November 2023 and was on public display at the Nenagh MD Offices and at Nenagh Library from 9.30 a.m. to 4.30 p.m. Monday to Friday up to 4<sup>th</sup> January 2023. The closing date for submissions is 4.30 pm on 18<sup>th</sup> January 2024.</li><li>• A special meeting has been scheduled for 31<sup>st</sup> January 2024 at 2.30 p.m. to consider the Part 8 so that a decision on same will be in place by the closing date for funding applications under the RRDF Category 1.</li><li>• The fifth call for Category 1 Applications under the RRDF is now open. Closing date is 12 p.m. on 8<sup>th</sup> February 2024.</li></ul> <p><b><u>Nenagh Centre of Excellence:</u></b></p> <ul style="list-style-type: none"><li>• Meetings are on-going with relevant parties (consultants, TEA, Steering Group, etc.) to finalise the Design Brief.</li><li>• Six companies who were brought forward from Phase One of the procurement process will be invited to submit tenders in Q1 2024.</li><li>• It is aimed to have a Design Team appointed in Q1 2024.</li></ul>



	<p><b><u>Nenagh Transport Hub:</u></b></p> <ul style="list-style-type: none"><li>• Engagement with NTA on the development of a Transport Hub and the proposed relocation of the bus stops to the Railway Station is on-going.</li></ul> <p><b><u>Platforms for Growth- Dromineer:</u></b></p> <ul style="list-style-type: none"><li>• Discussions are on-going with Fáilte Ireland on the progression of this project.</li><li>• Work is progressing on the preparation of tender documents for appointment of consultants for the detailed design, procurement of contractors and overseeing the demolition of the existing toilet block and the construction of a Facilities Centre for Water Sports Activity with a view to going to tender in Q1 2024.</li></ul> <p><b><u>Stereame Housing Development</u></b></p> <ul style="list-style-type: none"><li>• Our solicitors are currently engaging with the legal team for the contractors identified through the procurement process undertaken in order to finalise the legal agreement.</li></ul> <p><b><u>Town and Village Renewal Scheme 2022</u></b></p> <ul style="list-style-type: none"><li>• Ballina Access Promenade and Viewing Area – the Construction Environmental Management Plan (CEMP) is practically complete. The presence of invasive species has been located on site during site surveys. The tender will be advertised on e-tenders in Q1 2024 with the intention of having a contractor appointed and on site in Q2 2024. The aim is to have works completed by the end of Q3 2024.</li><li>• Newport Courthouse and Bridewell Complex – Scroope Design have been appointed to prepare a feasibility study. Discussions have taken place with planning and consultation with stakeholders. The Feasibility Study will be completed in Q1 2024 and work will then commence on procurement of required surveys and progressing the concept through planning.</li></ul> <p><b><u>Casual Trading Bye Laws:</u></b></p> <ul style="list-style-type: none"><li>• Tipperary County Council (NMD) invited applications for casual trading licences for 2024 or part thereof. The deadline for receipt of completed application forms was 1<sup>st</sup> November 2023. A total of 7 applications was received within the timeframe i.e. 1 application for Castlough, 2 for Garrykennedy, 3 for Ballina Riverside Park and 1 for Dromineer. These applications are currently being assessed. Following assessment and receipt of the appropriate fee, licences in respect of successful applicants will be issued. One additional application has been received after the deadline and is currently being assessed.</li><li>• The establishment of a working group to consider opportunities for developing a market in Nenagh will be progressed in 2024.</li></ul>
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**Expressions of Interests for Development Land at Lisbunny**

Tipperary County Council advertised for expressions of interest from developers and entrepreneurs interested in acquiring a prime 19.2 acre industrially zoned site at Lisbunny Business Park, Dublin Road, Nenagh for immediate development and job creation. The closing date for expressions of interest was 4.30 pm on Friday 9<sup>th</sup> June 2023. Applicants who had expressed interest in the development land provided more detailed proposals on request. Submissions are currently being assessed.

**One Way System**

Advanced works on the Nenagh One Way System are ongoing. Works are currently taking place on Emmet Place and at Kickham Street. It is intended to have full implementation by the end of Q1 2024.

**Designated Bathing Area**

Work is being progressed on the preparation of the application for the designation of a bathing area in Dromineer – this is being done through Destination Lough Derg, Environment Section and Nenagh MD.

**Ballina CCTV at Toilet Block**

The Data Protection Impact Assessment has been completed. The request for quotation for the equipment and installation is substantially complete and will issue in January. It is aimed to have the contract awarded by the end of February. Allowing for lead times for equipment, installation and commissioning it would be hoped that the system would be operational by end of Q2 2024.

**CLÁR**

Aglish has been successful in receiving €49,950 in funding under Measure 1 of the 2023 CLÁR programme. This funding will be used for Play Equipment upgrade and towards a sensory garden.

**Outdoor Recreation Infrastructure Scheme 2023:**

Under the Project Development Measures tranche of the Outdoor Recreation Infrastructure Scheme 2023 an amount of €49,500 has been allocated for the Garrykennedy Inner Harbour Upgrade in respect of consultancy services to undertake planning and design works for the upgrading of the inner harbour in Garrykennedy.

**St. Patrick's Day, Nenagh**

Arrangements are currently underway in relation to activities in Nenagh for St. Patrick's Day.

The John F. Kennedy High School Shamrock Regiment is celebrating the 50<sup>th</sup> Anniversary of their first trip to Ireland at the request of the Irish Tourism Board in 1974. The group has





	<p>travelled to Ireland approximately every 3 to 4 years since, with the notable exception of March 2020. The band was about to depart Los Angeles when the trip was cancelled due to the COVID pandemic. The students, parents, and staff are thrilled to be back this year!</p> <p>The high school opened in 1964, and is the first to be named after the late president. The Shamrock Regiment Band and Pageantry has been a part of campus life since the opening of the school.</p> <p>The Shamrock Regiment is comprised of students in grades 9-12 from the school, as well as some high achieving 7<sup>th</sup> and 8<sup>th</sup> grade students from Walker Junior High School. They regularly perform and compete in the Southern California School Band and Orchestra Association throughout the school year. This includes field show tournaments, parades, wind band festivals and jazz festivals.</p> <p>The Shamrock Regiment is under the direction of Dr. Joshua Parsons and assistant Director Marcel Barragan. Additional staff includes Nancy Aguilar (color guard) and Jalen Harvey (percussion).</p> <p>The band will visit Nenagh on Wednesday 20<sup>th</sup> March. It is anticipated that a party of approximately 150 will travel and this will include c.65 band members. Arrangements are currently being made in relation to their performance on the day.</p> <p>Ms. R. Joyce brought members attention specifically to 3 items – the official opening of Newport Town Park will take place on Monday 22<sup>nd</sup> January, the John F Kennedy High School Shamrock regiment will be visiting Nenagh in March and will take part in an event on the 20<sup>th</sup> march. They would also like to donate their uniforms, they would be suitable to 14 to 18 year olds. She also informed members that it was proposed to have a workshop on the Newport Town Centre First Plan after the special meeting for the Part VIII on the Historical &amp; Cultural Quarter. It was agreed to have the special meeting at 3 and the workshop after that.</p>
<p><b>Item 7. To note Engineer's Checklist on roads matters</b></p>	<p>The Engineer's Checklist was circulated to members.</p> <p>Cllr. Bonfield asked if there is an issue with the patcher, some areas that were patched were again in need of patching a short time later. Cllrs. Carroll and J. McGrath supported this.</p> <p>Cllr. O'Meara raised the issue of flooding in Ballingarry village. Cllr. Darcy requested that discussions would be resumed about Ballingarry village with the TII. He acknowledged that the lights are being done but said that the road is a busy road and is dangerous.</p>



	<p>Cllr. Hannigan stated that there was another accident at Grange the previous week. He asked about the possibility of a roundabout or double yellow lines at AIBP and of getting signage at the Puckane junction moved. Cllr. Darcy supported the need to address this junction.</p> <p>Mr. B. Murphy acknowledged there have been complaints about the work done by the patcher but this may be an issue due to the weather. It is the preferred type of equipment because of safety and production value.</p> <p>The junction at AIBP is the responsibility of the TII but he has been in contact with the manager of AIBP. They have a record of the accidents in the area and are going to make contact with TII to ask for a safety audit.</p> <p>Mr. M. O'Connor stated that the county council can support this request but this junction is tricky and has been looked at on a number of occasions. Double yellow lines won't solve the problem but a letter can go to the safety inspector to ask them to come down.</p> <p>Mr. B. Murphy also confirmed that the signage will be improved at the N65/R438 junction.</p>
<b>Item 8. To consider Notices of Motion</b>	None
<b>Item 9. To note Delegated Employees Orders</b>	Noted.
<b>Item 10. To consider items of correspondence</b>	None
<b>Item 11. Votes of Sympathy/ Congratulations</b>	<p>Votes of Congratulations:</p> <ul style="list-style-type: none"><li>Lorrha/Dorrha GAA Club on winning North Tipperary Club of the year.</li></ul> <p>Votes of Sympathy:</p> <ul style="list-style-type: none"><li>Kennedy family, Newport on the death of their mother, Peggy, R.I.P.</li><li>Angela Fogarty, Nenagh on the death of her daughter, Claire, R.I.P.</li><li>Deegan family, Nenagh on the death of their father, Michael, R.I.P.</li><li>Keane family, Ballywilliam on the death of their father, Michael, R.I.P.</li></ul>



	<ul style="list-style-type: none"><li>• Quinlan family, Kilruane on the death of their mother, Christina, R.I.P.</li><li>• Mary Gleeson, Cloughjordan on the death of her husband, William, R.I.P.</li><li>• Flannery family, Nenagh on the death of their mother, Marie Agnes, R.I.P.</li></ul>
<b>Item 12. Any other business.</b>	None

This concluded the business of the meeting, a true copy of which we hereby certify:-

Signed: John Rocky McGrath  
Cllr. John 'Rocky' McGrath  
Cathaoirleach

Date: 22/2/2024

Signed: Rosemary Joyce  
Ms. Rosemary Joyce  
District Administrator

Date: 22/2/2024

