



## **MINUTES OF THE MARCH MONTHLY MEETING OF THE THURLES MUNICIPAL DISTRICT WHICH WAS HELD IN THE DISTRICT CHAMBER, THURLES MUNICIPAL DISTRICT OFFICES, CASTLE AVENUE, THURLES ON 25<sup>TH</sup> MARCH 2024**

**Present:** Councillor Seán Ryan, Cathaoirleach, presided.

Councillors Noel Coonan, Seamus Hanafin, Shane Lee, Micheál Lowry, Eddie Moran, Jim Ryan, Peggy Ryan and Michael Smith

**Also Present:**

Mark Connolly	Director of Services
Kieran Malone	Senior Engineer
Thomas Duffy	District Engineer
Jim Ryan	Executive Engineer
Enda Walsh	Executive Engineer
Sharon Scully	District Administrator
Orla McDonnell	Staff Officer

The Cathaoirleach welcomed Mark Connolly to the MD as the new Director and paid tribute to outgoing Director, Eamon Lonergan. Eamon had held the position of District Director since January 2020.

He commended Eamon's work on the Project Pipeline and stated that the Members would continue to work with Mark to maintain the pipeline project work.

### **1.1 Disclosures/Conflicts of Interest.**

There were no Disclosures/Conflicts of Interest raised at the Meeting.

### **2.1 Minutes of the February Monthly Meeting of Thurles MD.**

It was proposed by Councillor S. Hanafin, seconded by Councillor S. Lee and resolved:

"That the Minutes of the Thurles Municipal District February 2024 Monthly Meeting which was held on the 19<sup>th</sup> February 2024 be adopted as a true record of the business transacted at the Meeting."

### **3.1 Update from Housing.**

Cora Morrissey, Senior Executive Officer, Shane Grogan, A/Senior Executive Officer, Robert Johnston, Senior Executive Engineer and Eoin Delaney, Executive were in attendance for this item. A Housing Services Report for the period 01/01/2024 to 28/02/2024 was circulated to the Members with the Agenda in advance of the Meeting and taken as read.



The Members raised the following queries:-

- What are the plans regarding the update of Holly Cottage, Killoskehane, Templemore which has been vacant for the past 3 to 4 years.
- The issue of ongoing anti-social behaviour at Council houses in Borrisoleigh needs to be addressed.
- Can Clúid be invited to the next Municipal District Meeting, that Housing Section are scheduled to attend, so that they can give a presentation to the Members into their work.
- What is the update in relation to the purchase of houses by Novas in Stradavoher, Thurles. The houses and the estate itself are in appalling condition with dumping and burnt-out buildings.
- The issue of the loose chipping footpath in Dun Muilleann estate, Thurles has yet to be addressed. Children are continuing to throw the stones at cars.
- How are tenants of Voluntary Housing properties given priority for allocations over Housing applicants.
- A number of houses were excluded from the Energy Retrofit Scheme, such as St. Anne's Terrace and Tara Drive in Gortnahoe and Derrynaflan Avenue, Littleton. An inventory of all such houses that have been excluded from previous retrofit schemes needs to be undertaken and addressed if the Council are to achieve their climate targets.
- When must work commence to be eligible for the Disabled Persons Grant Scheme.
- How many applications have been received for Q1 2024 for both the Tenant-in-Situ Scheme and the Croí Cónaithe Scheme.
- The mechanism used to pay contractor under the Private Grants Scheme, as laid out by the Department, is problematic and it can be difficult to obtain a builder.

Replies to queries raised were as follows: -

- Plans are progressing for the redevelopment of Holly Cottage, Killoskehane, Templemore which is currently at design stage. It is anticipated that works will be complete and the property occupied in approximately 12 months. The house is currently secured.
- The issue of anti-social behaviour continues to be addressed by TCC. However the Council must follow due process and build evidence before taking a case to Court.  
The Council have had 4 repossessions for tenancy breaches in the past 2 years and a number of cases are currently going through the Courts. Housing Section also liaise with Community Gardai to deal with anti-social behaviour.
- A request can be issued to Clúid to attend the next MD Meeting which Housing Section are also scheduled to attend.



- Novas currently own a number of properties in Stradavoher and are in the process of acquiring the remainder.  
A meeting is scheduled between Novas and TCC to further advance development of the site.  
TCC will have input over who will be housed in the development.  
Dumping is an issue in the estate which was cleaned twice by Novas during 2023.
- Housing Section will discuss the issue of loose chippings on the footpath in Dun Muilleann Housing Estate with the MD to see if the situation can be remedied.
- Under the Housing First Programme TCC have a target to house 12 tenants in the North of the County with approved housing bodies over a 3-year period in a process that commenced 18 months ago.  
There is a vulnerable person ranked index to identify those who will be housed by the AHB's. Such tenants will have a range of services available to them such as psychiatrists, occupational therapists and outreach workers and must comply with specified conditions.
- Lists are still being compiled to identify houses that will be eligible for the Energy Retrofit Scheme and surveys will commence in the next number of months.  
If Members are aware of any houses that they feel should be included, same can be submitted to Housing Section and they will be examined to see if they can be included in the Scheme.
- The 2024 Disabled Persons Grant scheme is currently open and applications are being processed. The 2024 allocation has not been received to date, however, it is anticipated that TCC will receive approval to spend 65% of the 2023 budget pending confirmation of final allocation for 2024.
- 395 applications were received under the Croi Conaithe Scheme and 249 are approved in principle. 46 applications were refused.  
Payments have been made in respect of 10 applications and an additional 30 are nearing draw-down.
- The issue of introducing a mechanism for TCC to issue payment directly to Contractors under the various Grant Schemes will be raised with the Department.

### **3.2 Update from Planning Directorate**

Kieran Ladden, Senior Executive Engineer and Jonathon Flood, A/Senior Executive Planner, Planning Directorate were in attendance for this item. A Planning Briefing Note dated March 2024 was circulated to the Members, along with the Agenda, in advance of the Meeting and taken as read.

The Members raised the following issues:

- When will the final map on the Residential Zoned Land Tax be available.



- Is national legislation still being awaited to enable TCC to address the issue of Developer Provided Infrastructure (DPI) Estates.
- What is the update in relation to the DPI development at Brookfield, Rossmore.

Replies to queries raised were as follows: -

- The final map on the Residential Zoned Land Tax will be available in Q4 2024.
- A Policy Group has been compiled by Darragh O'Brien, Minister for Housing, Local Government and Heritage of Ireland to examine and resolve the issue of DPI estates. TCC will await the issuing of the Policy Document, which is in its latter stages, before it can determine how to resolve and fund these estates. The Members will be advised when the DPI Policy Document is issued. In the meantime TCC are liaising with active developers to tidy up estates.

#### **4.1 To formally approve draft Schedule of Municipal District Works 2024.**

It was proposed by Councillor M. Smith, seconded by Councillor P. Ryan and resolved that: -

"in accordance with Section 103A of the Local Government Act, 2001, as inserted by Section 58 of the Local Government Reform Act, 2014, the 2024 Schedule of Municipal District Works for Thurles Municipal District be and is hereby adopted."

#### **4.2 To formally approve the 2024 General Municipal Allocation.**

It was proposed by Councillor N. Coonan, seconded by Councillor P. Ryan and resolved

"that the General Municipal Allocation 2024 be apportioned as follows: -

Village Enhancement Works – Clonmore	€ 17,000
Village Enhancement Works – Ballycahill	€ 20,000
Village Approach Road signage in the Thurles MD	€ 8,000
Town Centre Presentation Initiative - Thurles	€ 9,000
Town Centre Presentation Initiative - Templemore	€ 9,000
Town Centre Presentation Initiative – Roscrea	€ 9,000



Christmas Lighting Contributions	<b>€ 15,500</b>
Festival & Events Grant Schemes	<b>€ 13,315</b>
Residents Associations Grant Scheme	<b>€ 15,000</b>
LPT Monies	<b>€ 96,000</b>
<b>TOTAL GMA 2024</b>	<b>€211,815</b>

### 4.3 District Engineer's Report.

An updated District Engineer's Report for the MD was circulated to the Members in advance of the Meeting and taken as read.

The Members raised the following queries:-

- Can the forthcoming road improvement works for Kickham Street, Thurles, scheduled by the TII for next August, be brought forward as the road is crumbling away and is unlikely to last until August, in particular outside Ely's Centra.
- Potholes in the following locations in Thurles have yet to be addressed; Bohernanave (outside the Gael Scoil); Parnell Street (outside Bookworm); at the entrance to Croke Gardens Estate and at Pierce Terrace, also outside Thurles at the Heath near Burke Engineering.
- Can the pedestrian crossings in Thurles be examined to ensure they are all working properly; there appears to be issues with some of the crossings such as lights not working and the angle of the lights not correctly aligned.
- What is the update in relation to the Traffic Management Plan for Thurles. Parking needs to be removed from Parnell Street to alleviate traffic congestion.
- Have the speed surveys been undertaken for the following housing estates in Thurles; Ashgrove, Cluain Airne and Marlstone Manor.
- The deterioration of the N62 for approximately a 10 to 12km stretch needs to be addressed. Areas such as Lismacken, College Hill and Suir Bridge are in a very poor condition and need to be addressed.
- Will the relocated position of the pedestrian crossing outside the Post Office in Templemore be its position going forward? The new position appears to be working well and has been warmly welcomed by the business community.
- Could a second pedestrian crossing be installed in Templemore Town, i.e. keep the relocated temporary crossing in its current position outside the Post Office and reinstate the original crossing outside the Town Hall.



- Could a dedicated right-hand-turn be implemented in Roscrea at the junction outside Tesco? It is a busy location and can be difficult to negotiate.
- Road markings are needed in some estates in Thurles such as Ashgrove and Cluain Dara.
- Can a weight restriction be implemented to prevent Heavy Goods Vehicles from driving through Kennedy, Collins and Childers Park, Thurles? The old-style ramps that are in-situ do not appear to be preventing them from using the estates.
- What is the update in relation to the implementation of traffic calming measures in Borrisoleigh.
- What is the update in relation to the provision of a disabled parking bay on Bank Street, Templemore.
- Dunkerrin Road, Templemore, just past the bridge, is in a very poor state of repair and needs to be addressed.
- What can be done to address the Junction on the N62 Birr Road at the border between Tipperary and Offaly which is in very poor condition and prone to accidents.
- The LIS and CIS schemes do not address all problematic roads as there is a huge application list and unsuccessful applicants must re-apply the following year. Can a simplified procedure be put in place to deal with tertiary roads, cul-de-sacs and private roads that are badly in need of repair?
- A mechanism needs to be put in place whereby Uisce Eireann are liable for costs incurred by TCC when TCC have to complete reinstatement works left unfinished by Uisce Eireann.
- A Scheme needs to be put in place to deal with the back-lane entrances at Collins, Kennedy and Childers Parks, Thurles. Some lanes are in a very poor condition where works have not taken place in a considerable time.
- The road surface on the R. Suir bridge is in a very poor condition and needs to be addressed.
- Can the TII be requested to address the issue of the poor road condition on the N8 roundabout at the Horse and Jockey.
- When will the flashing mobile signs for the Horse and Jockey, Two-Mile-Borris and Littleton be installed.
- The residents at Cabragh Court, Thurles are requesting additional parking spaces as currently there is not sufficient parking for cars within the estate.

Replies to queries raised were as follows: -

- Thurles MD will push with TII to get the proposed road improvement works for Kickham Street, Thurles brought forward from August to earlier in the year. In the intervening period the MD will consider installation of a more semi-permanent solution to ensure the road surface is acceptable to road users.



- All areas of reported potholes in Thurles will be examined and filled with tarmacadam as a temporary measure.
- The pedestrian crossings in Thurles will be examined and repaired if necessary.
- A County Wide Review of parking charges is currently taking place. Following the completion of the review, Thurles MD will undertake a review of its own bye-laws and parking on Parnell Street, Thurles will be examined as part of that process.  
However, in order to remove parking from Parnell Street, Thurles, alternative parking spaces must be provided. The MD are looking at providing additional car parking spaces in Parnell Street carpark. It is anticipated that a Part 8 on this proposal will be advertised later this year.
- The MD are currently awaiting the output from the National Speed Review before addressing speeding issues within housing estates.
- Thurles MD will seek an update from Capital Section of all capital schemes on national routes within the MD which will be issued to Members in advance of the next Monthly Meeting.
- The temporary relocation of the pedestrian crossing in Templemore from outside the Town Hall to outside the Post Office is a temporary measure only while construction works are ongoing.  
The crossing will be relocated to its original location outside the library where it is envisaged that there will be a high level of pedestrian traffic following the opening of the library.
- The installation of a second pedestrian crossing further down the road can be discussed as a matter of urgency with the TII.  
However, it is important to note that there are specifications that must be adhered to, such as the proximity of the two crossings to each other.  
Subsequent removal of parking should also be considered.
- The implementation of a dedicated right-hand-turn outside Tesco in Roscrea will be raised with the TII for consideration as it is a national road.
- No road markings are being undertaken at present due to the high level of rainfall.
- The issue of implementing a weight restriction to prevent HGV's using Kennedy, Collins and Childers Parks, Thurles will be examined and discussed with a Roads Senior Engineer.
- Proposed traffic calming measures for Borrisoleigh are being designed in-house in order to reduce costs. It is anticipated that a S38 will be advertised during the summer and that works will commence later in the year.
- A County Wide Review of parking charges is currently taking place. Following completion of the review, Thurles MD will undertake a review of its own bye-laws and disabled parking in Templemore and specifically on Bank Street, will be examined as part of that process.



- A contractor has been appointed to commence road improvement works on the Dunkerrin Road, Templemore, however, works cannot commence until the water levels in the area decrease.
- The criteria for LIS and CIS schemes is set by the Department and TCC are obliged to follow the guidelines. The 2024 allocation has not been received to date.  
Any queries regarding the scheme can be sent to the Area Engineer or Administrative staff in Nenagh to assist with applications.
- The issue of Uisce Eireann leaving road works incomplete will be taken up by Senior Roads Management directly with Uisce Eireann representatives to resolve this ongoing issue for the Local Authority.
- Currently low maintenance works are undertaken at the back lanes in Kennedy, Collins and Childers Parks, Thurles. The absence of a longer-term commitment is budget related.  
The issue will, however, be discussed with Roads Senior Engineers to see if it can be addressed.
- The MD will contact the TII in relation to the poor condition of the River Suir Bridge.
- The works to address the poor road condition on the N8 Roundabout at the Horse and Jockey are programmed for Q2 2024.
- The sockets are in place at the Horse and Jockey, Two-Mile-Borris and Littleton and the flashing mobile signs will be installed by the end of the week.
- Additional parking spaces were provided at Cabragh Court estate within the last two years. The MD will examine the feasibility of providing further car parking spaces, however, more spaces will eat into the existing green area.

#### **4.4 Update on District Project Pipeline Plan.**

An updated Report on the Capital Projects for the MD was circulated to the Members, in advance of the Meeting, as outlined in the table below and taken as read:-

<b>Project Name &amp; Details</b>	<b>Next Phase Works/Actions</b>
Liberty Square Enhancement Scheme Phase 2 - Thurles	Workshops with the MD Elected Members were held in Q4 2024. The 'preferred' design solution and option assessment is being agreed with the prescribed statutory stakeholders, prior to finalising the design detail and presenting to the public. A meeting was held with Thurles Chamber in March to present the preferred design. Discussions with the national URDF team will be required in 2024 once Part 8 is approved and detailed design completed to finalise the position with costings, funding requirements and Gateway/programme status.





	A Part 8 planning application is expected to be lodged in early Q2 2024. Subject to planning approval the final design and tendering stage could commence in mid-2024.
Market Quarter - Thurles	Tender documents advertised on E-Tenders. Procurement of Main Works Contractor Q2 2024. Construction to commence Q3 2024 with a programme timeline of 14 months.
Littleton Labyrinth Walkway and Cycleway - Phase 1	All rail tracks are now lifted and removed by Bord na Mona. Site works progressing as planned with a projected completion date set for the end of April 2024.
Littleton Labyrinth Walkway and Cycleway - Phase 2	Identify the best routes back into the villages. Landowner approval.
Littleton Bushcraft Centre	Appointment of Consultants to carry out a Feasibility Study in progress. Feasibility Study to be completed for Q2/Q3 2024.
Templemore Town Hall Cultural and Enterprise Centre and Civic Plaza	It is planned that construction works will take 13 months to complete, July 2024.
Gantly Road in Roscrea - <i>An Age Friendly Neighbourhood</i>	Department issued Notice on 22 <sup>nd</sup> Nov. 2023 to proceed with issuing the Verification and Due Diligence phase for the Project. Total Project Costs, Detailed Construction Costs, Funding, Inflation Costs and Project Milestones identified and sent to Department by TCC.  An external Design Team will be procured once approval to proceed has been obtained from the funding Department in early 2024.
Main Street Enhancement Works, Roscrea	Finalise the initial Design Brief and Scope of Works and proceed to Tender Stage for the engagement of an external Design Team in early 2024 to develop designs and advance the project through the Part 8 planning process, subject to funding availability and tenders received.



Vacant Housing Units	MD Awaiting receipt of keys to property	0
	At Inspections/Costings Stage	7
	In Progress	10
	Awaiting budget	2
	<b>TOTAL</b>	<b>19</b>

The Members raised the following issues: -

- Can TCC consider purchasing the derelict Munster Hotel site in its entirety.
- It is important that the Part 8 for the Mill Road Walkway proceed without delay as grants will be opening up over the next few months.
- Is the Littleton Labyrinth on queue to be completed as planned?
- What is the intended plan for the use of the existing library building in Templemore following the relocation of the library to the refurbished Town Hall.
- Issues at Ladies Well walkway need to be addressed as follows: the gates at the entrance have been removed; no life buoys, rubbish bins and scoop bins on the entire walkway.
- There is no concrete base on the new playground equipment installed in Templemore playground resulting in the area being very mucky where children are playing.

Replies to issues raised was as follows: -

- Negotiations are currently ongoing with the owner of the Munster Hotel.
- A Part 8 submission for the Mill Road walkway will be submitted in the coming weeks in anticipation of a funding application in June.
- The Littleton Labyrinth is progressing well with an anticipated finish date of mid-April. The official opening will take place later during the Summer.
- There have been enquiries from several groups in relation to occupying the building in Templemore after it is vacated by the Library. The building will not be available for occupation until late Summer. A meeting is scheduled to take place later this week between TCC Property Section, the Library and District staff after which an update will be available.
- The MD will examine the issues in relation to Ladies Well walkway, however, it was agreed that a local group would maintain the walkway. The gates at the entrance were illegally removed and will be replaced.
- The MD will examine Templemore playground in relation to the new equipment not having a concrete base.



## **5.1 Notices of Motion.**

There were no Notices of Motion

## **6.1 Correspondence.**

There was no correspondence

## **7.1 Votes of Sympathy/Congratulations.**

Votes of Sympathy were extended to:

- Family of James (Jimmy) Farrell, retired general operative with Tipperary County Council


Votes of Congratulations were extended to:

- Breda and Francis Murphy, Murphy's Hotel, Templemore on celebrating 60 years in business. The hotel is a huge contributor to the local economy.
- Simon Harris, TD on his recent appointment as leader of the Fine Gael party.

## **8.1 Any Other Business.**

Civic Reception – The MD Civic Reception will be held on Friday 5<sup>th</sup> April, 2024.

That concluded the official business of the March Meeting.

SIGNED:  DATE: 15th April, 2024  
CATHAOIRLEACH

SIGNED:  DATE: 15th April, 2024  
MEETINGS ADMINISTRATOR

