



MINUTES OF THE JULY MONTHLY MEETING OF THE THURLES MUNICIPAL DISTRICT WHICH WAS HELD IN THE DISTRICT CHAMBER, THURLES MUNICIPAL DISTRICT OFFICES, CASTLE AVENUE, THURLES ON 15th JULY 2024

Present: Councillor Michael Smith, Cathaoirleach, presided.

Councillors Kay Cahill Skehan, William Kennedy, Shane Lee, Micheál Lowry, Eddie Moran, Jim Ryan, Peggy Ryan and Seán Ryan

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

1.1 Disclosures/Conflicts of Interest.

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

2.1 Minutes of the May Monthly Meeting of Thurles MD.

It was proposed by Councillor S. Ryan, seconded by Councillor E. Moran and resolved:

"That the Minutes of the Thurles Municipal District May 2024 Monthly Meeting which was held on the 20th May 2024 be adopted as a true record of the business transacted at the Meeting."

2.2 Minutes of the Annual Meeting of Thurles MD.

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

"That the Minutes of the Annual Meeting of the Thurles Municipal District which was held on the 24th June 2024 be adopted as a true record of the business transacted at the Meeting."

3.1 Update from Housing

Shane O'Dwyer, Senior Executive Officer, Breda Ryan, Acting Administrative Officer, and Eoin Delaney, Assistant Engineer, Housing Section were in attendance for this item. A Housing Services Report for



the period 01/01/2024 to 31/05/2024 was circulated to the Members, with the Agenda, in advance of the Meeting and taken as read.

The Members raised the following queries: -

- Will the Priority 2's and 3's be addressed this year under the Housing Adaptation Grants.
- Will those houses that were excluded from the Energy Retrofit Schemes, such as in Gortnahoe, Littleton and Two-Mile-Borris villages, be included in such a scheme going forward.
- Is there a Service Level Agreement in place with the contractors who undertake the energy retrofit works on Council houses so that any issues that may arise, such as Air to Water Pumps, can be remedied by the contractor.
- Is there assistance available for people who are qualified for HAP but cannot source accommodation.
- As detailed in the Housing Report provided, do the 19 HAP signings to date this year represent the entire County or Thurles MD only.
- The turnaround time of vacant homes in the District is too slow, e.g. Holly Cottage, Templemore.
- There are issues with flooding in 90% of the gardens in Dun Muilleann Housing Estate, Thurles and dampness is also an issue for a lot of the houses in the estate.
- Can an audit of car-parking spaces in housing estates in Thurles town be undertaken to determine the number of available car parking spaces. There appears to be a serious lack of car parking spaces in housing estates and car owners are parking on green spaces as a result, e.g. Cabra Court.
- When will the contractor be on site to commence works on the building on Grove Street, Roscrea.
- Can a query be raised with the Department regarding the level of funding available for social housing grants compared to private housing grants. Currently the level of funding applied to private houses is far greater than that of social houses.
- TCC must ensure that the private sector are mobilised in the provision of affordable housing. Affordable housing needs to be made available in the Thurles District.

Replies to queries raised were as follows: -

- Priority 2 and Priority 3 grants are being addressed. A specific breakdown of the grants awarded will be issued to the MD.
- A breakdown of houses within the MD that have had works completed under the energy retrofit scheme will be provided to the MD.
- There is a 1-year defects period with the contractor for any works completed under the Energy Retrofit Scheme. Following the end of the 1-year period the Council assumes responsibility for any maintenance issues.



- The 19 HAP signings to date this year are for the entire County.
- Site Investigation works at Holly Cottage, Templemore are complete and the tender for works has been advertised. It is anticipated that the contractor will be on-site within the next few months.
- Housing Section will liaise with the MD who are responsible for maintenance issues in Dun Muilleann estate, Thurles.
- Allocation of parking spaces in housing estates is an issue for Roads Section. Housing Section follow the design guidelines from the Local Area Development Plan when designing any new housing estates.
- It is anticipated that works on the building in Grove Street, Roscrea will take place in August.
- In relation to mobility grants for social housing stock, the level of spending has increased over the last number of years. If any Members are aware of specific cases, these can be referred directly to Housing Section.
- TCC advertised some months back for private affordable housing in Clonmel. No interest was forthcoming at the time. If Elected Members are aware of contractors willing to deliver affordable schemes, they can contact the Housing Section directly.

3.2 Update from Planning & Development/Emergency Services

Jonathon Flood, A/Senior Executive Planner, Teresa Kiely, Administrative Officer, Kieran Ladden, A/Senior Executive Engineer and Shane Grogan, A/Senior Executive Officer, were in attendance from Planning Section for this item. A Planning Briefing Note dated July 2024 was circulated to the Members, with the Agenda, in advance of the Meeting. The Report was taken as read.

Jonathon advised the Members that Planning Section run a pre-planning clinic one day per month. He advised that pre-planning meeting request forms can be downloaded from the TCC website.

The Members raised the following issues:

- How will TCC operate the URDF Call 3 to deal with derelict properties in instances where ownership of the property is complex.
- Can TCC write to the Department of Health to raise the issue of the staffing crisis currently within the emergency/ambulance services and the need for recruitment of staff.
- TCC need to ensure that URDF Call 3 funding is spent effectively; some landlords have left their properties in 'ruins' and money should not be invested in those landlords who do not look after their property.
- What can be done to address the disused Munster Hotel which is an eyesore in the town.
- What is the update regarding Cluain Doire Templemore which has not been taken-in-charge.



- Can a meeting be arranged with the owner of the derelict building in Ashbury, Roscrea, in order to address the issue. The building is unsafe, attracting anti-social behaviour and it is unfair on local residents.
- Are there gradings used that categorise derelict buildings from dereliction to vacant and what powers do TCC have when a building is deemed derelict.

Replies to queries raised were as follows: -

- A Vacant/Derelict Buildings team is being set up within Planning Section whose role will be to identify derelict buildings and their owners. TCC have a number of mechanisms available to them as to how to deal with such properties. Planning Section can be notified if any Elected Member is aware of any specific derelict building.
- TCC will write to the Department of Health to raise the issue of the staffing crisis currently within the emergency/ambulance services and the need for recruitment of staff.
- Planning Section will engage with anyone who wishes to upgrade any derelict building and this applies to both the Munster Hotel and the derelict building in Ashbury Roscrea.
- The Developer of Cluain Doire Templemore has undertaken some fencing works but as the estate is a Developer Provided Infrastructure (DPI) estate, it is the responsibility of Uisce Eireann for remediation of this estate and TCC are precluded from taking-in-charge such estates. A Working Group within the Department is currently working on a mechanism to deal with such estates.
- It is a policy/objective of the Planning Section to tackle derelict buildings. There are no gradings of derelict buildings but there is a specific definition which is quite broad.

4.1 To formally approve Chief Executive's Report – Part VIII Development Proposed recreational area consisting of a skate park, MUGA pitch and teenage area located off the N62 adjacent to Roscrea Leisure Centre and Roscrea Recycling Centre, Roscrea:

This proposal is for the development of a recreational area consisting of a skate park, MUGA pitch and teenage area located on lands adjoining the Roscrea Leisure Centre and Roscrea Recycling Centre, off the Dublin Road, Roscrea. The site is to be serviced by access from the adjoining leisure centre.

The Members welcomed the development as being a great recreational facility in the town and acknowledged the good work from the Council.

It was proposed by Councillor S. Lee, seconded by Councillor W. Kennedy, that: -



“The Part VIII Development of a proposed recreational area consisting of a skate park, MUGA pitch and teenage area located off the N62 adjacent to Roscrea Leisure Centre and Roscrea Recycling Centre, Roscrea be approved.”

4.2 To formally approve Chief Executive’s Report – Part VIII Development – Proposed two-way vehicular entrance to Slievenamon Road carpark from Emmet Street, Thurles.

This proposal is to link the existing Slievenamon Road carpark to Emmet Street, through a re-developed entrance that will facilitate two-way traffic movement. The proposal will increase off-street public car parking facilities in Thurles, will increase permeability and accessibility to the public car park and will significantly improve safety at the car park entrance from Emmet Street and is in accordance with Policy 6.1 of the Thurles Local Area Plan 2024.

The District Engineer advised the Members that funding is available for this development and that advance works will be undertaken by Bank of Ireland in Q3 2024.

The Members welcomed the development and stated that it has been a long time coming and affirmed that that the development will not be a massive change for Bank of Ireland customers.

It was proposed by Councillor S. Ryan, seconded by Councillor J. Ryan, that: -

“The Part 8 Development of a Proposed two-way vehicular entrance to Slievenamon Road carpark from Emmet Street, Thurles be approved.”

4.3 To agree three (3) priority national roads items for this District, for inclusion on the Agenda for Annual Meeting with Transport Infrastructure Ireland

Following discussion, it was agreed amongst the Members that the following roads would be submitted for 2024 as priority roads for inclusion on the Agenda for Tipperary County Council’s meeting with TII:-

- Inner Relief Road, Thurles
- Richmond Road/Patrick Street, N62 Templemore
- N75 Kickham Street, Thurles
- N62 to include:
 - Slievenamon Road, Thurles
 - Turtulla, Thurles
 - Parnell Street, Thurles
 - Ballybrista, Thurles
 - Loughnavatta, Roscrea



- Knock Road. Junction, Roscrea
- Cloonagh Junction with N62, Roscrea

4.4 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 a Low-Cost Safety Scheme be implemented at Liskeveen to address the extremely dangerous junction due to no sightline?
- Can funding be sought to address the poor state of the road on the N8 between Littleton and the Horse and Jockey.
- Can time be dedicated to address the flooding issue in the MD once the Roads Programme is complete.
- Have the MD any scope to deal with the issue of vegetation overgrowth on back roads.
- The Dunkerrin Road Templemore is in a very poor state of repair and is a danger to residents where part of the road has given way.
- Car parking is an issue for residents in the vicinity of Templemore Garda College as College users are parking in nearby housing estates.
- Can an accessible parking bay be installed on Bank Street Templemore outside the doctor's surgery?
- Do the MD intend to implement a Low-Cost Safety Scheme in Loughtagalla, Thurles just beyond Thurles Rugby Club, in order to address road safety in the area. Landowners are on-board with implementing a safety plan.
- The Council's objective of reducing grass cutting in housing estates in order to address bio-diversity issues is resulting in rats and mice nesting in the overgrown grass. The MD need to have a proper bio-diversity plan in place and communication with residents of estates where grass cutting is being reduced is vital.
- Can the MD arrange for an expert bio-diversity talk at the next monthly meeting.
- Can signage banning HGV's from using specific roads, that was removed from Butler/Iona/Innishfallen Avenue and Davis Road, Thurles be reinstated.
- What is the update on the lighting in the Glebe playground, Roscrea.
- Issue of traffic speeding through Castle Avenue and Matthew Avenue, Thurles.
- Why are trucks that are heading out the Templemore Road, Thurles turning right from Parnell Street down Cuchulainn Road and not using the Jimmy Doyle Road.
- Can a bye law be implemented preventing HGV's from driving on rural roads when there is an alternative route available to them; residents are complaining of HGV's using the Dromard Road which is a 1.2 km stretch of road.



- There is an issue of overhanging trees in Templetuohy and Toomevara; some privately owned and in one case a homeowner cannot access their driveway due to the trees.

Replies to queries raised were as follows: -

- Liskeveen is included on the list of Low-Cost Safety Schemes which will be submitted in September.
- An application will be made under former national roads to address the poor state of the road on the N8 between Littleton and the Horse and Jockey.
- Flooding issues will be examined on completion of the Roads Programme which is almost finished.
- The MD have exhausted all available 2024 budgets for cutting back of overgrown vegetation at road junctions and dangerous bends.
- Works on Dunkerrin Road, Templemore will be programmed to commence in the coming weeks subject to approval from Inland Fisheries.
- The MD will consult with Garda College representatives to request that trainees do not utilise local housing estates for parking.
- During the scheduled review of Parking Bye Laws for Thurles District, an accessible parking bay on Bank Street, Templemore will be reviewed.
- Thurles MD intend to implement a Low-Cost Safety Scheme in Loughtagalla, Thurles just beyond Thurles Rugby club.
- It is important that the Council take the lead in the matter of grass cutting in housing estates in order to change the current mindset. The MD intend to implement an appropriate bio-diversity plan in 2025, similar to that in Clonmel, and the plan will be presented to the Members. Currently a bio-diversity plan has gone to tender which will identify the areas to be left uncut
- Ann Marie Fleming, Bio-Diversity Officer will be invited to attend the September Meeting to talk to the Members on bio-diversity.
- The removal of signage banning HGV's from using Butler, Iona and Innishfallen Avenues and Davis Road, Thurles will be examined.
- The Council have agreed to install three replacement light fittings with LED lamps on the three existing lighting columns in the Glebe Playground, i.e. one light fitting on each column. The Council will also repair the wiring for the lighting columns in the park. This scope of works was agreed to in January 2024 by the community groups. This work will be carried out by the new lighting maintenance contractor, Al Read Electrical Co. Ltd., in the coming months.'
- The issue of traffic speeding through Castle Avenue and Matthew Avenue, Thurles will be examined.
- There is signage in-situ advising HGV drivers to use the Jimmy Doyle Road as opposed to turning right from Parnell Street down Cuchulainn Road, Thurles.



- The issue of implementing Bye-Laws, to prevent HGV drivers from using rural roads when an alternative route is available, will be examined
- Trees should not be allowed to prevent access and will be trimmed back in such instances. Overhead telephones lines are generally used as a guide in determining tree height. A notice will issue to all private landowners in September advising them to cut back their trees.

4.5 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:-

Project Name & Details	Next Phase Works/Actions
Liberty Square Enhancement Scheme Phase 2 - Thurles	Lodge Part 8 Q3 2024. Tendering to commence Q4 2024. 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.
Market Quarter - Thurles	Construction to commence Q3 2024 with a programme timeline of 14 months.
Littleton Labyrinth Walkway and Cycleway - Phase 1	Site works progressing as planned with a projected completion date set for the end of June 2024. Official opening date TBC.
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 Q4 2024.
Templemore Town Hall Cultural and Enterprise Centre and Civic Plaza	It is planned that construction works will take 14 months to complete, September 2024.
Gantly Road in Roscrea - <i>An Age Friendly Neighbourhood</i>	Draft Brief for the engagement of a design team. An external design team will be procured once approval to proceed has been obtained from the funding department in Q2 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 Q3 2024 to develop designs and advance the project through the Part 8 planning process, subject to funding availability and tenders received.											
Vacant Housing Units	<table border="1"> <tr> <td data-bbox="689 636 1321 680">MD Awaiting receipt of keys to property</td> <td data-bbox="1321 636 1398 680"></td> </tr> <tr> <td data-bbox="689 680 1321 725">At Inspections/Costings Stage</td> <td data-bbox="1321 680 1398 725">5</td> </tr> <tr> <td data-bbox="689 725 1321 770">In Progress</td> <td data-bbox="1321 725 1398 770">8</td> </tr> <tr> <td data-bbox="689 770 1321 815">Awaiting budget</td> <td data-bbox="1321 770 1398 815">0</td> </tr> <tr> <td data-bbox="689 815 1321 860">TOTAL</td> <td data-bbox="1321 815 1398 860">13</td> </tr> </table>		MD Awaiting receipt of keys to property		At Inspections/Costings Stage	5	In Progress	8	Awaiting budget	0	TOTAL	13
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The Members raised the following issues: -

- When will the car park at the Littleton Labyrinth open and when will the brand signage be put in place.
- What is the update regarding CCTV for Thurles town.
- How long will the Source car park be closed for?
- Are the MD in negotiations to extend the current lease on the Munster carpark, Thurles?

Replies to issues raised were as follows: -

- The MD are currently awaiting an approval of the lease agreement before the car park at Littleton Labyrinth can be opened. The brand signage will be put in place this week.
- A TCC CCTV county wide policy is in place, however the MD are still awaiting an update regarding the funding for CCTV projects.
- The Source car park will close for 18 months.
- The current lease on the Munster Hotel car park is for 6 months and will expire in October. It is as yet too early to begin negotiations with the owner to extend the lease.

5.1 Notices of Motion.

There were no Notices of Motion.

6.1 Correspondence.

There was no correspondence



7.1 Votes of Sympathy/Congratulations.

A Vote of Sympathy was extended to:

- The Kinnane family, Templemore on the passing of Una (Nee Ryan) (RIP).
- Harry Gleeson, Holycross who was granted a posthumous pardon by the State in 2015 and laid to rest in Holycross in July 2024.

Votes of Congratulations were extended to:

- Upperchurch Drombane GAA on their win against Thurles Sarsfields in the Mid-Tipp Intermediate Hurling Final.
- The Ireland team on qualifying for the semi-final of the U20 rugby World Cup and in particular to Brian Gleeson, Loughmore who is a member of the team.
- The committees of both the Liberty and Cut Loose music festivals which recently took place in Thurles and Holycross respectively.
- Peter Ryan, former Member of Tipperary County Council and Thurles MD on his recent wedding nuptials.

8.1 Any Other Business.

Councillor. Sean Ryan queried as to when the new signage, similar to that which was recently erected in Moyne, will be installed in Littleton.

The District Engineer advised that the signage will be installed in Littleton during the Summer.

That concluded the official business of the July Meeting.

SIGNED:


CATHAOIRLEACH

DATE: 16th September 2024

SIGNED:


MEETINGS ADMINISTRATOR

DATE: 16th September 2024