

## MINUTES OF PROCEEDINGS OF THE OCTOBER MEETING OF NENAGH MUNICIPAL DISTRICT HELD IN NENAGH MUNICIPAL DISTRICT CHAMBER AND via ZOOM AT 11.00 AM ON 17<sup>th</sup> OCTOBER 2024

Clir's Fiona Bonfield, Michael O Meara, John Carroll, Ryan O'Meara, Louise Morgan Walsh, Pamela Quirke O'Meara, and Séamus Morris   Clir. Joe Hannigan		
Apologies Clir. Phyll Bugler  Also Present  Ms. Rosemary Joyce, District Administrator; Mr. Liam Brett, Director of Services; Mr. Kieran Malone, Senior Engineer; Mr. Barry Murphy, Senior Executive Engineer and Ms. Sinead Moriarty, Staff Officer.  Roads: Michael Woulfe, Senior Executive Engineer and David Fahy, Executive Engineer  Planning: Jonathan Flood, A/Senior Executive Planner  RPS Consultants: Brendan Lyons  None  None  Item 1. To note any Disclosures/ Conflicts of Interest  Item 2. To consider and adopt Minutes of the September Meeting held on 19th September 2024 be adopted.  Clir. Carroll requested an update on the Ballina/Killaloe mobility plan. Ms. R. Joyce informed him that there is an update under litem 7 on projects.  It was proposed by Clir. Morris and seconded by Clir. Morgan Walsh and resolved that pursuant to the provisions of Section 102 of Local Government Act 2001 as amended by Section 58(e)(c) of the Local Government Reform Act 2014 the Draft Budgetary Plan prepared in accordance with the provisions of the Act as considered by the members be and is hereby adopted without amendment.  Item 4. To agree 3 year Road Improvement Improvement  It was noted that a workshop had been held with members in relation to the proposals before the members were what was agreed at the workshop.	1	Cllr's Fiona Bonfield, Michael O Meara, John Carroll, Ryan O'Meara, Louise Morgan Walsh, Pamela Quirke O'Meara, and Séamus Morris
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Programme 2025-2027  Cllr. Carroll raised the issue of the exclusion of the L2139 at Ballywilliam. He stated that this road was excluded from the RI		

	Programme 6 years previously and it has deteriorated recently, it is a key route to the local school and church. He asked for a commitment that this would be given priority if additional funding becomes available.  Cllr. Bonfield agreed that if extra funding becomes available in year 3 of the programme this road would be prioritised.  The 3 year road programme 2025-2027 was proposed by Cllr. Carroll and seconded by Cllr. M. O'Meara.
Items 5. To consider consider Chief Executive's Report on Part VIII Carrigahorig Pavement Scheme	Mr. B. Lyons gave a brief presentation on the amendments to the scheme to address the concerns of members raised at the previous meeting.  It was proposed by Cllr. M. O'Meara and seconded by Cllr. Morris and agreed that, pursuant to the provisions of Section 179 (4)(b) of the Planning and Development Act 2000 as amended and Part 8 of the Planning and Development Regulations 2001 as amended and having considered the Chief Executive's Report dated 28 <sup>th</sup> August 2024, the Members of Nenagh Municipal District hereby resolve to modify the Part VIII Development - N65 Carrigahorig Pavement Improvement Scheme - otherwise than as recommended in the Chief Executive's Report dated 28 <sup>th</sup> August 2024.
	List of modifications proposed by the Municipal District Members are as follow:  1. The scheme design is amended to incorporate two in-line bus stops in accordance with the National Transport Authority: TPF-057 Standard Rural Bus Stop Design. The bus stops are to be provided at Ch.325 in the northbound lane and Ch.345 in the southbound lane.  2. The scheme design is amended to provide a 1m separation between the proposed footpath and the residential property boundary at the location of the property owned by those named in Submission Reference No.4.
Item 6. To approve allocation of funding	It was proposed by Clir. M. O'Meara and seconded by Clir. R. O'Meara and resolved that in accordance with the terms of the Contribution to Residents Associations Grant Scheme the payment of grants be made to the following:    Residents Association   Recommendation
Item 7. To update members on projects & events	Committee €500.00  Newport Town Park:  An agreement is in place in relation to the maintenance of the park with the contractor. Damaged signs are in the process of being replaced and additional signage has been ordered in relation to prohibition of dogs.



#### Newport Town Team/Newport Town Centre First Plan:

- The submissions on the Newport Town Centre First Plan have been referred to the consultant for review. It is aimed to bring a report to members on same at the November MD meeting.
- Following this a meeting will be arranged of the Town Team.

#### Nenagh Town Team/Town Centre First/THRIVE:

• An application for THRIVE Strand 1 funding in the amount of €200,000 for the preparation of a Town Centre First Plan has been approved. This will cover consultancy costs to work with the Town Team on the creation of an integrated urban strategy (TCF Plan), project identification and bringing a project to 'shovel ready' stage including design, surveys, assessments, financial planning, investigation works etc. A tender is currently being drafted for the appointment of consultants for this purpose.









 A meeting will be arranged of the Town Team before the end of October.

#### Rialto Digital & Enterprise Hub:

- A funding application to Enterprise Ireland under the Smart Regions Enterprise Innovation Scheme has been drafted and engagement with Enterprise Ireland is on-going to consider the suitability of this as a funding model.
- Disability Access Certificate and Fire Safety Certificate have been granted subject to conditions.
- Detailed design has been substantially completed. Preparation of tender documentation and Bill of Quantities is being progressed by the consultant.

#### Nenagh Town Park Extension

Work is currently ongoing in the preparation of tender documents to procure an integrated design team for the extension of the Town Park into the lands across the river at Riverston.

#### Nenagh Historic and Cultural Quarter

- Grant funding has been secured under the Historic Structures Fund to enable conservation works to be carried out in relation to the roof of the Governor's House. Frank Murray & Sons Construction have been appointed to undertake the works. Works have progressed on site and it is hoped to have same concluded by the end of October.
- Application for further works in relation to the windows has been drafted for the next funding call under this fund.
- We will continue to strive to source funding for the various proposals in relation to the Historic & Cultural Quarter.

#### Nenagh Centre of Excellence:

- The contract for the appointment of the Integrated Design Team for the Nenagh Centre of Excellence for Sustainable Energy (SECOE – Ireland) was signed on Thursday 30th May 2024. The Integrated Design Team is led by Henry J Lyons Architects.
- The project is led by Tipperary County Council in partnership with the Tipperary Energy Agency, North Tipperary Development Company, the Technological University of the Shannon (TUS), Community Power and Siga Limited.
- A kick start meeting has taken place. The Integrated Design Team have met on site.
- Work on the strategy is ongoing. Stakeholder Engagement is currently taking place. Tipperary County Council in conjunction with the Integrated Design Team will review the findings from the stakeholder engagement.

#### Nenagh Transport Hub:

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.

#### Platforms for Growth- Dromineer:

Ailtirí Architects have been appointed as consultants to prepare the tender documentation for the demolition of the existing Toilet Block and the construction of the new Facilities Centre for Watersports Activities in Dromineer. It is anticipated that demolition of the existing Toilet Block will start in December 2024. Progress meetings are taking place on an ongoing basis with Fáilte Ireland who are funding the project. Tipperary County Council will shortly advertise for Part VIII planning for the inclusion of the Changing Places standard facility as part of the overall development in Dromineer. The tender for the appointment of a contractor for the construction of the new facility will be advertised on e-tenders in mid-November.

#### Town and Village Renewal Scheme 2022

- Ballina Access Promenade and Viewing Area Nevilles Civils
  Works have been appointed as the contractor to undertake the
  works to the promenade. Works have commenced and are
  progressing. There will be a lead in time for the delivery of the
  precast slabs that are required as part of the Access
  Promenade. It is anticipated that this project will be finished in
  January 2025.
- Newport Courthouse and Bridewell Complex Scroope Design have completed a Feasibility Study based on the potential future uses for these buildings. Work has now commenced on procurement of required surveys and progressing the concept through planning. It is planned to have consultants appointed next week to progress this project through to planning stage.



#### Casual Trading Bye Laws

- Tipperary County Council (NMD) have recently advertised inviting applications for Casual Trading Licences for 2025, or part thereof, in the designated areas Dromineer, Clare Glens, Garrykennedy, Castlelough, Ballina Riverside Park, Newport and the Lookout. Licences have to be reapplied for on an annual basis. Closing date for receipt of completed applications is 4.30 p.m. on Friday 1st November 2024.
- To-date for 2024 a total of 10 Casual Trading Licences and 1 Event Licence have issued.

Expressions of Interests for Development Land at Lisbunny
The disposal of 9.86 acres with the further purchase option on an additional 4.60 acres to Apex Aviation was approved by members at the October plenary meeting. The further disposal of 3.86 acres to Banaghan & Co (Stationary) Ltd was also agreed at the October meeting. It is the Council's intention to upgrade the roadway within this development.

#### **Designated Bathing Area**

The application has been submitted to the EPA for the designation of the bathing area in Dromineer. Interviews for lifeguards were held but unfortunately there wasn't sufficient numbers to provide a lifeguard service this year. This will be revisited in 2025.

#### Outdoor Recreation Infrastructure Scheme:

Under Measure One 2023 €30,000 has been allocated in respect of Castlelough Amenity Area Improvement Works. Also, under Measure One 2023 €30,000 has been allocated in respect of enhancement works to Upper Lough Derg Tranquility Area (Mota and Skehanagh). The type of works involved include provision of BBQ areas, bicycle stands and bicycle repair station, disability friendly seating and benches, information and interpretation boards. Contractor has been appointed for the installation of the BBQ areas.

Meanwhile work is progressing in relation to surveys etc. in respect of the Clare Glens which was allocated funding under the Project Development Measures 2022.

Garrykennedy Inner Harbour – This was awarded €49,500 under the Project Development Measures to procure consultancy services to undertake planning and design works for the upgrading of the inner harbour in Garrykennedy. The Integrated Design Team have now been appointed. A pre-commencement meeting with the Design Team is scheduled for Wednesday 16<sup>th</sup> October. The Design Team will bring the upgrade of the Inner Harbour through planning and on to detailed design.

Measure 3 of the Town Centre First Suite of Supports 2024
An amount of €45,000 has been allocated under Measure 3 of the Town Centre First Suite of Supports 2024. This is for Project

Development Measure Funding for Newport. The project will examine the development of a connection of the historic Ball Alley site with the town centre and ancillary public realm and amenity works through the provision of a footbridge. Project elements include the engagement of a multidisciplinary team to complete detailed design, planning, professional fees and a topographical survey.

#### **Update on Grants & Contributions 2024:**

- Payments have been made to the 68 Burial Ground applicants
- Payments have been made to 40 of the 46 Residents
   Associations with the remainder awaiting submission of information form applicants. There is also one application to go before the October MD meeting.
- Payment has been made to 83 of the 88 applications received under the Contributions to Clubs & Organisations.
- Provisional approval has been granted to 29 Tidy Towns groups. Awaiting submission of reports & receipts so that payment can be made. Nine paid to date.
- Grant offers were made to 21 Festivals & Events applications.
   Ten paid to date. One event was cancelled and we are awaiting submission of reports and receipts so that payment can be made to the remainder.

#### Painting & Enhancement Scheme:

- The closing date for receipt of applications was Friday 23<sup>rd</sup> August 2024.
- Maximum funding is 50% up to a maximum of €500.00.
- Applications forms were sent to interested parties. 21 have currently been submitted and 20 have been provisionally approved. One application is pending the submission of documentation.

#### Ringbuoy Replacement Programme:

A ringbuoy replacement programme on Lough Derg is ongoing.

#### **Nenagh Tourist Office:**

- Two events and two workshops took place in Nenagh Tourist Office as part of the very successful Dromineer Nenagh Literary Festival in October.
- There was a full house present on Culture Night on 20<sup>th</sup>
   September for a performance by the young acoustic vocal group Airneán and the event received very positive feedback.

#### **Upcoming Events:**

The Spleodar Halloween Arts Festival takes place in Nenagh from 29<sup>th</sup> October to 2<sup>nd</sup> November with stories, workshops, parade, fireworks and **much more.** 

#### Mural:

The mural of the late Shane MacGowan at Emmet Place, Nenagh by artist Neil O' Dwyer was formally launched in Nenagh on

Sunday 6<sup>th</sup> October in front of a large attendance. The event which took place on a lovely sunny afternoon received worldwide media coverage. Music and entertainment was provided by a series of local artists including Grace Tooher, Jimmy Tooher, Cleo Griffin, Gary Scully, Conor Fahy, Keelan, Jack & Caithlin McGrath and Emma Fitzgerald. These were joined on stage by Mundy, Sharon Shannon and Camille O' Sullivan. Special guests on the day included Victoria Mary Clarke, Siobhan MacGowan and Neil O' Dwyer as well as the Cathaoirleach of Nenagh MD, Cllr. Fiona Bonfield.

### Nenagh - GeoDirectory Commercial Buildings Report Q2 2024:

The GeoDirectory Commercial Buildings Report Q2 2024 showed a national vacancy rate of 14.4%. The average vacancy rate in Munster was 14.0% and the average for County Tipperary was 14.6%. Of the three towns included in the report in Tipperary, Nenagh had the lowest commercial vacancy rate for Q2 2024 at 14.1% which is below the national average and below the average for County Tipperary. The other two towns listed in Tipperary were Clonmel 18.6% and Thurles 17.3%. The vacancy rate for Nenagh also showed a reduction from the same Quarter in 2023 – 14.1% (2024) v 15.2% (2023).

Ms. R. Joyce informed the members that joint meetings have been taking place with executives in relation to the Ballina/Killaloe mobility plan. The focus in the area at the moment is the new bridge and a joint application for funding will be made for the most appropriate projects. The town team is also in the process of being established. Work has started on the ground on the viewing stand and access promenade. She highlighted the results of the GeoDirectory Commerical Buildings Report for Q2 2024, of the 3 towns surveyed in Tipperary, Nenagh had the lowest vacancy rate. It was below the county and national average. Businesses have closed down but new ones have opened up.

Cllr. Morris asked about the work in Dromineer that was to start in September but will not now start until December, and if it will be ready for the next summer season. He complimented the resilience of the business people in the area and the amount of young people that are opening businesses. It shows the importance of shopping local and supporting local businesses. The re-imagination of the site at Stereame for housing will now have to be progressed. He is very impressed with the quality of the modular homes in Thurles and believes this is a good option. The lack of accommodation in the area has meant that the workers on the HSE site are bused in every day.

Cllr. R. O'Meara complimented the event for the unveiling of the mural, it was a great occasion with a real feel good factor. The event in the Tourist Office for Culture night was great to give an incredible group of people the chance to perform. He agreed with

Cllr. Morris on the importance of progressing the housing element of the site at Stereame and would agree with the option of the modular homes. It is really important that young people are in a position to get housing and do not feel the need to emigrate.

Cllr. M. O'Meara asked that the Department of Finance be contacted to ask about the possibility of reducing the VAT rate for the hospitality sector back to 9%. This sector is under a lot of pressure and this would be a good first step to help them. Cllr. Morgan Walsh also complimented the event for the unveiling of the mural and said now was the time to drive home the message to shop local. Affordable housing in the area is so important especially before professionals start to leave.

Cllr. Carroll requested an update on the Garrykennedy harbour and fully supported writing to the Department to reduce the VAT rate for the hospitality sector. Cllr. Hannigan commended the work of the town team and the structure of the group, he asked about the possibility of extending town teams to Cloughjordan and Borrisokane. It will be important to promote the Love Tipperary Gift Card that is after being launched by the Chamber.

Ms. R. Joyce thanked the members for their comments on the event for the mural. The change in start date for the project in Dromineer is due to Changing Places, there will be a separate structure for the changing places facility but Part VIII will be required for this. There would not be any point demolishing the existing building at the moment but the 2 new buildings will go hand in hand. The plan is to be ready for next season.

She fully agreed with the need to provide housing at Stereame and affordable housing is being examined on a county wide basis. Clonmel has been selected as the first area and there will be a study on it early next year. Nenagh MD is continuing to look at the quickest and best options. It will be important for traders to sign up to the gift card. The design team has been appointed for the Garrykennedy project. The town teams will be progressed to different areas on a phased basis. Nenagh and Newport teams have been set up and next will be Ballina.

#### Item 8. To update members on the Work Programme

The Work Programme was circulated to members.

Cllr. Carroll asked about getting the 100m at Capparoe completed, the work of the OPW in relation to flooding at Tullaheady/Carrigatoher, maintenance work needs to be carried out in the low lying areas. It would be useful to get the maintenance schedule of the OPW and invite them to a meeting. The scheme at the pinch point in Tyone is a great scheme and the provision of double yellow lines on William St is also very welcome. A flood relief scheme was done at Bushfield Cross but there is still some blockage that should be investigated. There are also overhanging branches onto the cycle lane on the left hand

side south of Birdhill, previously ownership was an issue in getting this addressed.

Cllr. Morgan Walsh asked about the possibility of extending the Lisboney Active Travel scheme to the graveyard, the taking in charge at Castle Oaks, the work at the archway at Abbey Street, the possibility of a pedestrian crossing at Clare St and a review of the busy junction at Dublin Road/Martyrs Road.

Cllr. R. O'Meara welcomed the work that was done on the footpath at the archway to Abbey St and asked about the work to pedestrianise of the archway. The movement of the HGVs up Sarsfield St. since the introduction of the one way system is causing problems for residents. He believes the crossings in town are great to help drivers slow down and the problem in relation to the crossing is that people are trying to merge on the crossings.

Cllr. Morris agreed about the need to extend the active travel scheme to the graveyard at Lisboney but understood the fact that active travel schemes do not extend beyond speed limits, however work is required on the footpaths in the area. He requested an update on the review of the one way system, the increase in traffic up Sarsfield St and the need for a pedestrian crossing at Clare St, the crossings at Bank of Ireland are a particular concern.

Cllr. M. O'Meara was anxious that the work for the drainage committee in Lorrha would begin shortly. He acknowledged the fact that the improvement scheme in Borrisokane has been a real success but at least one pedestrian crossing in the town is required and said that contact should be made with TII about this. Cllr. R. O'Meara supported this. Cllr. M. O'Meara would like to see the results of the speed survey in Ballygraigue, there is a lot of traffic from the estates in the area, the stats should show there is a problem and he believes raised platforms are the solution now that the policy is in place. He did however think the lines for the survey should have been further out.

Cllr. Quirke O'Meara requested an update on the work at Kilcommon Cross and asked if traffic issues at Ballinaclough NS during drop off and pick up times would be examined.

Mr. B. Murphy explained that there are 3 areas involved in the maintenance of drainage/flooding – the OPW maintain the channels and the county council are involved with the drainage districts along with adjoining landowners. It is important to keep the rivers flowing. He will get an update in relation to the work at Lorrha. The active travel scheme in Lisboney is for urban areas. There are 3 issues along that route towards the graveyard, the Cloughjordan junction, Rathmartin junction and parking at the graveyard. A grant application has been made to address these issues and if it is successful work should begin next year.

It will be February or March when the work on the archway at Abbey Street will be done. The one way system is in place for 6 months and traffic is flowing well through the town but there is consequences along Clare St. This will be examined as part of the speed limit review next year. The road safety audit on the system has been received and there are relatively small issues that need to be addressed. The pedestrian crossings give priority to pedestrians and the addition of a crossing on Kenyon St will be reviewed. Notices have been issued to HGVs that travel up Sarsfield St instead of going via Emmet Place. The pedestrian crossing in the Borrisokane scheme was dropped due to parking spaces and it can be reviewed but raised crossings under the new policy are a last resort, people should be observing the speed limit. He will follow up on the work at Kilcommon, Ballinaclough and Castleoaks. Inspections of hedges are ongoing at the moment and the overhanging trees in Birdhill can be looked at as part of this.

Mr. L. Brett said the results of the road safety audit and accident information from the Gardaí has been very positive on the one way system. It is important now to push on with other projects. A possible pedestrian crossing in Borrisokance can be reviewed and contact can be made with TII but with budget constraints in TII it is unlikely a budget will be made available for this. The first phase of the speed limit review will come into place on 1st November when the speed limits on local/primary/secondary routes will be reduced to 60kmph.

# Item 9. To note Engineer's Checklist on roads matters

The Engineer's checklist was circulated to members.

Cllr. Morris requested an update on the lights at the pedestrian crossing at Brooklands and the traffic lights at Tyone, it is difficult for the traffic out of Ballygraigue since the new sequence has been put in place.

Cllr. Carroll has lost faith in the checklist. He said it is unclear what is to go on the checklist and what is to go on CRM. There is a lot of small issues that are not being closed out, an example is where there was an agreement 12 months ago to take water off the road and this still has not been done.

Mr. B. Murphy explained that as there was an incident at the pedestrian crossing at Brooklands and as the cause of it was unclear it was decided to turn off the lights. The system is going to be replaced at the end of the month. There are now 4 arms at the traffic lights in Tyone with the extra arm for the new medical centre. However the construction site was getting time it did not need but it has now been changed back to the sensor system. He will look at the way it is working. A lot of correspondence comes in on the CRM system and the advantage of contacting the CSD to log the issue is that a unique number is assigned to it and it is

	easier for follow up on. If something is for the checklist it should be emailed to him with "Checklist" on the subject line.
Item 10. To consider Notices of Motion	Notice of Motion No: 2886 submitted by Cllr. F. Bonfield That Tipperary County Council replace the school warning signs for Birdhill National School that were never replaced after works following the construction of the motorway many years ago.
	Notice of motion 2887 was proposed by Clir. Bonfield and seconded by Clir. Carroll.
	Response was given to Cllr. Bonfield as follows:
*	The Periodic Speed Limits signs on the R504-31 at Birdhill National School were removed as part of the M7 motorway scheme in 2010.
	The ongoing National Speed Limit review has designated a future Stage 3 to deal with speed limits at Schools and other roads enforced by local By laws. It is proposed to wait for this stage before considering this matter further.
8 E 8	Cllr. Bonfield was happy with the response.
	Notice of Motion No: 2887 submitted by Clir. F. Bonfield That Tipperary County Council assess and make a case for a low cost safety scheme at Cragg Birdhill just above the Council Depot before a serious accident happens here.
3 = 4	Notice of motion 2887 was proposed by Cllr. Bonfield and seconded by Cllr. Carroll.
	Response was given to Cllr. Bonfield as follows:
T 16	The location of the proposed low cost safety scheme is on the R504 regional road between Birdhill and Newport. The section of road immediately south of the M7 motorway is narrow with a series of bends.
2	The Council will carry out an assessment of this section of road and will produce a preliminary estimate of the costs for an improvement scheme. This will be a complex scheme and is likely to exceed the funding limits provided by the Low Cost Safety Scheme. The funding options will be reviewed when the scale of the scheme is known.



Item 11. To note Delegated Employees Orders Item 12. To consider items of correspondence	Cllr. Bonfield said this road is getting a lot busier and buses and lorries are causing particular concern. Cllr. Carroll agreed with these concerns, flashing amber signs may help to alleviate some of the safety issues.  Mr. B. Murphy agreed that is was a very busy road but there are difficulties in the area with a quarry at one side and deep cutting area at the other. It is a difficult site and with difficulty comes expense. His initial estimate would be in the region of €1m.  Noted.  Ms. R. Joyce explained to members that she had received a request from Tusla/HSE regarding the possibility of giving a presentation to members on fostering. She also had received a request from Siga-Hydro to present to the members on the project in the Silvermines. These presentations could be provisionally scheduled for the November meeting subject to agreement with the groups.  The members were agreeable to this.
Item 13. Votes of Sympathy/ Congratulations	Votes of Sympathy:  • Derek Fanning, on the death of his mother Sheila.
Item 14. Any other business.	Ms. R. Joyce wished all the Tidy Towns Groups the best of luck in the upcoming results event in November.

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

Signed: \_

Cllr. F. Bonfield

Signed: Ms. Rosemary Joyce

**District Administrator** 

Date: 21/11/2024

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