

**MINUTES OF PROCEEDINGS OF THE CLONMEL BOROUGH DISTRICT MONTHLY MEETING,
HELD AT 11.00 A.M. IN THE COUNCIL CHAMBER, PARNELL STREET, CLONMEL ON
WEDNESDAY, 11TH DECEMBER, 2024**

Present: Councillor Pat English, Deputy Mayor
Councillor Siobhán Ambrose
Councillor John Fitzgerald
Councillor Richie Molloy
Councillor Niall P. Dennehy

In Attendance: Mr. Jonathan Cooney, A/ Director of Services
Ms. Carol Creighton, District Administrator
Ms. Nicola Keating, District Engineer
Mr. Adam Coffey, Executive Engineer
Ms. Mary Irwin, Staff Officer
Ms. Georgina O’Loughlin, A/Staff Officer.

Also in Attendance: Mr. Kieran Ladden, Senior Executive Engineer, Planning Section.
Ms. Caroline Conway, Senior Executive Planner, Planning Section.
Ms. Ann Marie Devaney, Senior Planner, Planning Section.
Ms. Teresa Kiely, Administrative Officer, Planning Section.
Mr. Shaun Lonergan, Executive Engineer, Housing Section.
Ms. Deirdre Flannery, A/Administrative Officer, Housing Section.
Ms. Breda Ryan, A/Administrative Officer, Housing Section.

1.1 Zoom Protocol

The Deputy Mayor confirmed that there were no persons in attendance by Zoom.

2.1 Disclosures and/or Conflicts of Interest

Ms. Carol Creighton, District Administrator confirmed that there were no conflicts of interest disclosed.

3.1 Minutes of Meeting held on 20th November, 2024.

The minutes of the monthly meeting of Clonmel Borough District held on the 20th November, 2024, as presented, were proposed by Councillor John Fitzgerald, seconded by Councillor Richie Molloy and agreed by all.

4.1 Attendance of Representative from Directorate Housing.

The Report as circulated with the Agenda was taken as read.

Queries raised by the Members were as follows:

- Councillor English asked for the timeframe involved for the construction of the 61 houses at Thomas Street.
- In relation to the Tenant Purchase Scheme, Councillor English asked what section in the Council benefits from the proceeds of the Scheme.
- Councillor Ambrose spoke about the 128 housing units which are currently at different stages of construction in the Borough District and acknowledged the work of the Director of Housing and the staff in the Housing Section.
- Councillor Ambrose noted that there are currently two developers who have expressed an interest in the Affordable Housing Scheme and she looked forward to the roll-out of same.
- Councillor Molloy asked if the Housing Section provide temporary social housing in the case of a serious medical condition.

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- Members welcomed the housing grant allocations received in 2024 with €3.6m allocated in private grant funding and €1.9m for local authority houses.
- Members acknowledged the great work of the Homeless Team and asked if there will be additional provisions made over the Christmas period or a contact number available in the case of an emergency.

Queries raised by the Members were responded to as follows:

- Breda Ryan informed the members that an email will issue within the next week to them providing an out of hours email address for homeless emergency cases which will be staffed over the Christmas period.
- Deirdre Flannery advised the members that the proceeds from the sale of properties under the Tenant Purchase Scheme are receipted into an Internal Capital Receipts Code which is a ringfenced fund. Departmental approval is necessary to spend monies from this code.
- In relation to the query raised regarding the provision of temporary social housing accommodation, Deirdre Flannery stated that such accommodation is not provided and houses are allocated in line with policy documents under the Housing Allocation Scheme.
- Shaun Lonergan informed the members that works have commenced on the construction of the houses in Thomas Street and he will revert to the members with a completion date.

The Deputy Mayor thanked Shaun, Deirdre and Breda for their attendance at the Meeting.

4.2 Attendance of Representative from Directorate Planning and Development/Emergency Services

The Report as circulated with the Agenda was taken as read.

Queries raised by the Members were as follows:

- Councillor Ambrose asked if the owners of properties on the protected structures list in the Local Area Plan and County Development Plan are contacted regarding the Built Heritage Investment Scheme Fund or Historic Structures Fund.
- In relation to URDF call 3 for Clonmel Borough District, Councillor Ambrose asked for the timeframe involved in identifying vacant/derelict buildings for completion.
- Members asked for the timeframe involved in the taking in charge of the following estates: Cnoc Aoibheann, Churchview, Aylesbury, Westgate, Crann Ard, Ashbury Court, Glencarra, and Gracefield.
- Councillor Fitzgerald spoke about the sewerage issue in Churchview Estate and asked for the timeframe involved in resolving this matter. Members concurred with Councillor Fitzgerald and also spoke about the lack of progress on the lighting in Cnoc Aoibheann.

Queries raised by the Members were responded to as follows:

- In relation to the query raised regarding the Build Heritage Investment Scheme Fund and Historic Structures Fund, Ann Marie Devaney informed the members that as there is in excess of 2000 protected structures listed that it would be impossible to contact property owners. However, she stated that notice of same is published on the website, the elected members are notified and a log of enquiries made is kept from year to year. There is a reserve list in place and all department funding is allocated every year.

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- Regarding URDF Call 3, Ms. Devaney informed the members that a Vacant Dereliction Team has been established who will be reviewing properties for works to be carried out.
- In relation to the taking in charge of the estates mentioned, Mr. Kieran Ladden informed the members that he is continuing to liaise with the Developers and other external bodies to resolve the issues that exist before these estates can be taken in charge.

The Deputy Mayor thanked Ann Marie, Caroline, Kieran and Teresa for their attendance at the Meeting.

5.1 Report of District Administrator

The District Administrator's Report was circulated to Members with the agenda. Members congratulated Deputies Michael Murphy, Mattie McGrath and Seamus Healy on their recent election to Dáil Éireann.

Queries raised by the Members were as follows:

- Councillor Dennehy asked about the procedure involved for co-option of members to the Council.
- Councillor Molloy asked for an update on the development of the Clonmel Arms Hotel.
- Councillor Ambrose asked for an update on the signage and toilet facilities at the Sports Hub.
- Councillor Ambrose acknowledged the ongoing works at Suir Island Gardens.
- Councillor Ambrose asked if there was an update on the installation of the CCTV in the Town and requested that a letter be sent to the new Minister for Justice once the Government is formed. Members expressed their disappointment at the lack of progress on this.
- Councillor Ambrose thanked the Manager, Nicola Keating, District Engineer and Adam Coffey, Executive Engineer for securing the funding for the extension and new entrance at St. Patrick's Cemetery.
- In relation to the N24 Members requested that a letter be sent to the new Minister for Transport upon formation of the Government to highlight the lack of a bypass for Clonmel.
- Councillor English asked for an update on security issues at the Sports Hub.
- Councillor English asked for an update on the timeframe involved in progressing repairs to the stone walls at Abbey Street Car Park.
- Councillor English asked about the time span involved in the tendering process for works at the entrance to St. Patrick's Cemetery.
- Members thanked the staff involved in organising the Christmas activities and complimented the Christmas lighting in the town.

Queries raised by the members were responded to as follows:

- In reply to the query raised regarding the co-option of members to the Council, Mr. Jonathan Cooney informed the members that in accordance with Section 19 of the Local Government Act, 2001 a meeting will be held on Thursday, 19th December where the new members will be ratified.
- The District Administrator informed the members that she will follow up with the Planning Section in relation to the development of the Clonmel Arms Hotel.
- In relation to the queries raised regarding the Sports Hub, the District Administrator to follow up with TUS.

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- The District Administrator stated that funding has been secured for another 2 rain gardens at Suir Island Gardens with planting and final finishing expected to be completed pre-Christmas.
- In relation to the installation of CCTV, the District Administrator stated that she will continue to correspond with the Garda Commissioner and will issue a letter to the new Minister for Justice, when appointed.
- The District Administrator stated that she will follow up with the Roads Section in relation to the letter issued regarding the N24.
- In relation to the query raised regarding the Abbey Street Car Park, the District Administrator stated that a portion of the car park has been re-opened to facilitate shopping. The District Engineer informed the members that the developer is preparing a programme of works for repairs to the wall.
- The District Engineer informed the members that a request for tenders has issued in relation to the works at the entrance to St. Patrick's Cemetery and the tender will be assessed and awarded in the New Year.
- The District Administrator spoke about the Christmas Markets taking place on the Plaza on the 14th and 15th December which are being organised by the 5 secondary schools.

5.2 Report of District Engineer – Roads Programme

The District Engineer's report was circulated to Members with the agenda.

Queries raised by the Members were as follows:

- Councillor Ambrose thanked Adam Coffey, Executive Engineer for arranging the pruning of the trees at Lus na Gréine.
- Councillor Ambrose asked for an update in relation to the installation of toilet and water facilities on the Blueway.
- Councillor Ambrose asked for an update on the speed survey at Dromard.
- Councillor Ambrose asked for the timeframe for the turnaround on public lighting repairs once logged.
- Members stated that it is great to see portion of the Friary Car Park re-opened.
- Councillor Molloy asked if the existing mural on the wall at the Friary Car Park will be preserved.
- Councillor Molloy raised the issue regarding the poor lighting at the pedestrian crossing at Gas House Bridge and asked that this be looked at.
- Councillor English asked if there was an update on the works to be carried out by the OPW on the River Suir.
- Councillor English asked for an update on the repairs to the wall at Gordon Street Car Park.
- Councillor English asked that the road markings at Dunnes Stores, Oakville be refreshed.
- Councillor English asked for an update on the patching works at Kilsheelan Village.

Queries raised by the Members were responded to as follows:

- The District Engineer informed the members that the installation of toilet facilities on the Blueway was not feasible. An application for ORIS funding will be made for the installation of a drinking water station in 2025.

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- A speed survey was carried out at Dromard and it was found that speeding was not an issue at this location. However, consideration will be given to the installation of raised crossing tables in the estate.
- The District Engineer stated that public lighting repairs are referred to the roads section. Repairs have been carried out but there was a delay due to the effects of Storm Darragh.
- In relation to the pedestrian crossing at Gas House Bridge, the District Engineer stated that LED lighting will be installed which will improve the situation.
- The District Engineer stated that the mural at Abbey Street Car Park will be repainted and that new artwork will be installed nearby.
- In relation to works to be carried out by the OPW on the streams, the District Engineer stated that the report of the Consultants in relation to the site surveys carried out is still awaited
- The District Engineer informed the members that quotations have been received for the repair of the wall at Gordon Street Car Park. However, a tree on private property caused the damage which will need to be removed by the landowner and it will be necessary to liaise with the landowner in relation to same.
- The District Engineer stated that some of the road markings at Dunnes Stores, Oakville have been refreshed and the remainder will be done.
- The District Engineer informed the members that the patching works in Kilsheelan will be arranged early in the New year.

Members wished Nicola well in her new appointment in the Environment Section and thanked her for all her work as District Engineer in Clonmel Borough District.

5.3 Report of District Engineer – Housing Voids Programme

The Report was noted by the Members.

Item 6.1 Chief Executive/Delegation Officers Orders – Period up to 6th December, 2024.

These were noted by the Members.

Items 7.1 to 7.7– Notice of Motion

Motion 2911 was proposed by Cllr. Richie Molloy

That Clonmel Borough District would install a cattle grid on the St. Patricks Road entrance to the cemetery as there has been evidence of horses entering the graveyard in recent times.

REPLY:

The issue of horses entering the cemetery has not been an issue that has come up nor is there any evidence of horses in around the cemetery. However, if there is an issue of horses entering the cemetery, the matter will be referred to the Environment Section to be investigated as it arises.

Seconded by Councillor Siobhán Ambrose

The reply to the motion was noted.

Motion 2912 was proposed by Cllr. Pat English

That Clonmel Borough District look at re-surfacing the section of the Heywood Road at Highfield Grove, Clonmel at the junction with the Frank Drohan Inner Relief Road. The existing road surface is in a very poor condition.

REPLY:-

The L-3604 Heywood Road at Highfield Grove has been added to the list of roads to be considered for resurfacing in the road works programme.

Seconded by Councillor John Fitzgerald

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WEDNESDAY, 11TH DECEMBER, 2024**

The reply to the motion was noted.

Councillor English asked the District Engineer to review again in terms of speed.

Motion 2913 was proposed by Cllr. Pat English

That Clonmel Borough District provide additional street lighting on the Fethard Road (R689), Clonmel from the existing street lighting to Rathronan Crossroads. The footpath which runs along this route is used by a large volume of locals and pedestrians from the town of Clonmel on a daily basis as a form of exercise/recreation.

REPLY:-

The public lighting on the R689-1 Fethard Road currently ends at the special speed limit at Boherduff. Therefore the section of road between Boherduff and Rathronan Cross is considered outside the Urban Area and as such Tipperary County Council generally does not provide public lighting outside the urban area. The footpath provided at this location is segregated away from the edge of the road and therefore would be considered low risk in terms of safety for pedestrians.

Seconded by Cllr. Siobhán Ambrose

The reply to the motion was noted.

Motion 2914 was proposed by Cllr. Pat English

Following on from my previous Notice of Motion could the District Administrator give us an update from the Housing Section on the progress of a CPO of Jimmy Keating's site at Elm Park, Clonmel

REPLY:

As members are aware, a new Vacancy & Dereliction Regeneration Team has been set up in the Planning Section. The Derelict Sites function, currently with Environment & Climate Action Section, is in the process of transferring to this new Team, and it is expected that this process will be complete by the end of 2024.

With regard to the site the subject of the Notice of Motion, the process to have both buildings on the site formally declared derelict pursuant to the provisions of the Derelict Sites Act 1990 is underway. One building, "the old shop", is on the Derelict Sites Register and is the subject of an annual derelict sites levy being issued. With regard to the other building, the "bungalow", a Section 8(2) Notice, which gives notice of the Council's intention to enter the property on the Derelict Sites Register, is being issued on the owners this week. The owners will have 28 days to respond to the Notice and their failing to respond or act, means the property can then be entered on the Register.

The derelict site notice will not interfere with a CPO should the town regeneration team decide to proceed with same.

Seconded by Cllr. Siobhán Ambrose

The reply to the motion was noted.

Motion 2915 was proposed by Cllr. Siobhán Ambrose

That this Council engages with representatives from both the TUS and the TETB with a view to investigating the possibility of ringfencing a section of the site within Kickham Barracks for the provision of student accommodation. (Ref my previous representations on this issue).

REPLY:

The Kickham Barracks Master Plan development continues to be managed by a steering committee representing each of the relevant stakeholders, namely TCC, TUS, TETB, and OPW. The identification of land for student accommodation is an ongoing process for TUS and

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they are still in a process with the HEA (Higher Education Authority) around the identification at a very high level of potential student accommodation solutions across all their campuses. Clonmel has been identified as a potential need for student accommodation and TUS are awaiting the outcome of the HEA deliberations.

Seconded by Cllr. Pat English

The reply to the motion was noted.

Motion 2916 was proposed by Councillor Siobhán Ambrose

That under Clonmel Borough Districts future road programmes that consideration is given for the re-surfacing of the stretch of road network directly outside the entrances to both Rathkeevin National School and Rathkeevin Community Hall down as far as the junction where this section of the road meets with the N24.

REPLY:

The L-32832-0 at Rathkeevin is classed as a local tertiary road and as such can only be considered for resurfacing through the Community Involvement Scheme. This will require an application from the local residents when the the scheme reopens. New applications will be invited at the end of 2025.

Seconded by Cllr. John Fitzgerald

The reply to the motion was noted.

Motion 2917 was proposed by Councillor Siobhán Ambrose

That under Clonmel Borough Districts future roads programmes that consideration is given for the re-surfacing of sections of the road network in Highfield Grove.

REPLY:

The roads in Highfield Grove have been added to the list of roads to be considered for resurfacing in the road works programme.

Seconded by Cllr. Pat English

The reply to the motion was noted.

Item 8.1 Correspondence

There was no correspondence to be noted.

Item 9.1 Votes of Congratulations/Sympathy

None recorded.

10.1 Any other Business

There was no other business discussed.

Signed:



Mayor of Clonmel Borough District

Dated:

15/1/25

Signed:



District Administrator

Dated:

15/1/25