



MINUTES OF THE DECEMBER MONTHLY MEETING OF THE THURLES MUNICIPAL DISTRICT WHICH WAS HELD IN THE TEMPLEMORE LIBRARY & ENTERPRISE CENTRE, TEMPLEMORE ON 16TH DECEMBER 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
Liam Brett	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 all present to the December Meeting in the newly refurbished former Town Hall, now the new Templemore Library & Enterprise Centre.

Damien Dullaghan, County Librarian welcomed the Members to the new library. He stated that it is the first time a District Meeting has been held in a library in Tipperary. He acknowledged the bravery of Thurles Municipal District, Planning Section and the Members to take on the project of rejuvenating the old Town Hall and stated that feedback from the public regarding the new public library is very positive.

1.1 Disclosures/Conflicts of Interest.

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

2.1 Minutes of the November Monthly Meeting of Thurles MD.

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

"That the Minutes of the Thurles Municipal District November 2024 Monthly Meeting which was held on the 18th November 2024 be adopted as a true record of the business transacted at the Meeting."

3.1 Update from Housing.

Deirdre Flannery, A/Administrative Officer, Breda Ryan A/Administrative Officer and Eoin Delaney, Acting Executive Engineer, Housing Section were



in attendance for this item. A copy of the Housing Services report for the period 01/01/2024 to 31/10/2024 was circulated to the Members in advance of the Meeting and taken as read.

The Members raised the following queries: -

- Have there been any discussions between the Government and TCC Housing Section regarding the shortage of HAP accommodation? Tenants who have been issued with a Notice to Quit have nowhere to go and Housing Section have no accommodation availability.
- Will there be an inventory, going forward, of what houses will be addressed in the Energy Efficiency Retrofit Programme? There is an issue of some houses in estates missing out on the scheme due to the dates they were built. This issue needs to be addressed, especially considering the area is in the Tipperary Decarbonising Zone.
- What is the update regarding the six houses being developed at Cuchulainn Road, Thurles?
- What is the update in relation to the nine houses being developed at Grove Street, Roscrea.
- What checks are in place regarding nominations by a housing applicant on the Social Housing application form?
Two incidents recently occurred whereby a Member was notified of a nomination name change but the applicant had not requested the change.

Replies to queries raised were as follows: -

- Some HAP tenants who received a Notice to Quit have secured LA housing. The availability of private rented accommodation is currently low and, in some instances, TCC have purchased HAP houses in order to keep tenants in their homes.
TCC have HAP Place Finder Supports in place and it is important for any tenant in this situation to approach TCC without delay.
- The proposed list for the Energy Efficiency Retrofit Programme 2025 will be available next February. In the meantime, any specific houses that have not been included in the scheme need to be referred to the MD and they will be examined.
- The 6 unit housing development at Cuchulainn Road, Thurles is being progressed.
- In relation to the 9-unit housing development in Grove Street, Roscrea, it is anticipated that works will commence in February/March 2025.
- Deirdre will liaise directly with the Member regarding the change in nomination on the Social Housing application form.



3.2 Update from Planning and Development/Emergency Services.

Ann Marie Devaney, Senior Planner, Shane Grogan, Town Regeneration Officer and Kieran Ladden, Senior Executive Engineer, Planning Section were in attendance for this item. A Planning Briefing Note dated December 2024 was circulated to the Members in advance of the Meeting and taken as read.

The Members raised the following queries: -

- What is the update regarding the four submissions under the Residential Zoned Land Tax in the MD area and when will a final decision be made?
- Has there been any guidance from Government regarding the DPI estates as we still await Uisce Eireann to take the lead in relation to these estates, e.g. Hayfield Manor, Thurles.
- Will the TCC Conservation Officer be available to assist applicants under the Historical Structures Fund?
- Is there a policy on the location of Vape Shops adjacent to schools as such location would appear to contradict the Government Policy on vaping for under 18's?
The flash lighting on a vape shop in Thurles that has recently opened needs to be examined to see if it is compliant with planning laws.
- What steps can be taken to review the Roscrea Local Area Plan to deal with certain anomalies which exist within the Plan.
- Have any projects in Tipperary progressed under the THRIVE Initiative. Other counties such as Cork and Limerick have benefitted from this initiative.

Replies to queries were as follows: -

- The annual review of the Residential Zoned Land Tax will commence in early 2025 from which draft maps will be published.
The criteria for the Residential Zoned Land Tax is set in legislation. If a landowner seeks a rezoning of land, then this will require a variation of the LAP which is a separate process.
The final maps will be published in February. The land tax is collected by Revenue.
Any lands that are exempt from tax will still be included in the published maps.
- Correspondence received from the Department indicates that Uisce Eireann will take the lead in DPI's estates going forward.
A National Working Policy Group is to be developed with representatives from various sectors including the Department and Uisce Eireann.
An amalgamated list from each County will be prepared and discussions are ongoing regarding financing and long-term strategies.



Two meetings took place recently to develop a National Policy to examine the next steps to resolve these estates. Members will be kept informed of developments.

- The TCC Conservation Officer is available to examine the Section 57 determinations, however, he is not available in a private consulting capacity to specific groups.
- A Vape shop is considered retail but Planning Section will investigate the new vape shop in Thurles to see if there are any planning irregularities.
- There are a number of LAPs yet to be delivered and they will be addressed before any LAP review takes place.

It is a matter for the Executive to start/initiate the process of County Development Plans and Local Area Plans.

If a Member feels there is an error in the process then they can request a modification and that process is again an Executive decision.

- There are two strands to the THRIVE initiative; Strand 1 provided funding amounts of between €40,000 and €200,000 to develop integrated strategic plans and TCC are currently working with the Town Teams in Thurles to develop a plan under this Strand of funding. In January 2025 a further call is expected for Strand 2. Funding amounts of between €2m and €7m will be available towards the renovation and adaptive reuse of vacant or derelict heritage buildings in public ownership. Work is currently ongoing to identify such buildings. Only one project can be put forward from the County.

4.1 Update on Annual Meeting with TII.

Kieran Malone stated that a meeting took place recently between TCC and the TII regarding preferred road schemes in MDs. Kieran noted that some schemes will not be advanced in the short-term due to funding issues.

The issue of a Thurles By-Pass was raised at the meeting and TII have stated that this scheme cannot be progressed until such time as it is included on the National Planning Framework 2040. A review of the National Planning Framework 2040 is due next year.

It is anticipated that enhancement works on the N75 will take place in 2025.

There is currently no approval for funding to address road improvement works on the N62 at Slievenamon Road, Thurles.

Engagement with landowners is currently ongoing regarding road improvement works at Turtulla Cross which is currently classed as Priority 2 with the TII.



The Members raised the following issues: -

- Have the TII given a date as to when the review of the National Planning Framework 2040 will take place.
- The N62 Thurles to Templemore Road is in a dangerous state, in particular at the No. 7 bridge.
- Speeding on the N62 Templemore to Roscrea Road needs to be addressed.

Replies to queries raised was as follows: -

- The TII have given no indication of a date as to when the review of the National Planning Framework 2040 will take place.
- The MD have consulted with the Gardaí, TII and Irish Rail with regard to the No. 7 bridge on the N62 and work on addressing this issue is ongoing.

4.2 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 issues: -

- A pedestrian crossing with flashing beacon lights is required at Abbey Road, Thurles.
- Is there any funding source available for non-national roads to address the poor road surface on the N8 between Littleton and the Horse and Jockey?
- Will there be a programme in the new year to address the line markings that have become faded and the vertical markers that have been knocked over at some junctions?
- Is there a funding source available for the provision of smart bins?
- What is the update regarding the provision of wheelchair accessible parking outside the GP's surgery on Bank Street, Templemore?
- Could an initiative be introduced, similar to that in other LA areas, whereby a salt bunker is left in specific areas to allow people to avail of the salt as required during periods of icy weather?
- Is there any provision to narrow the road at the Templemore side of the junction at Templetuohy/Lisheen road in order to deal with traffic speeding in this area?
- Road line markings are needed at the Templemore Junction in Borrisoleigh.

Replies to queries raised were as follows: -



- A pedestrian crossing has been installed in Abbey Road, Thurles. The MD are awaiting the ESB to make a connection to power the flashing beacons.
- An application was submitted in September to secure funding for road improvement works between Littleton and the Horse and Jockey.
- There will be a priority list for line markings in the new year. Missing vertical markers will be identified and replaced.
- Smart bins are expensive at a cost of €5,000 per bin. The MD will continue to examine sources of funding to see if there is any provision to fund a smart bin.
- The MD will proceed with a review of its bye laws in Q1 2025 and the provision of wheelchair accessible parking outside the GP's surgery on Bank Street, Templemore will be included as part of the review.
- The examination of an initiative whereby a salt bunker be left in specific areas to allow people to avail of salt as required during periods of icy weather will be reviewed as part of the Roads SPC.
- Road improvement works at Templetuohy are currently at design stage. A safety audit, consultation with locals and a Section 38 will take place in 2025.
- A road safety audit for junction improvement works at Borrisoleigh has been completed. A Section 38 will be prepared and it is anticipated that works will commence at Easter 2025.

4.3 Update on District Project Pipeline Plan.

An updated District Project Pipeline Plan for the MD, as outlined in the table below, was circulated to the Members in advance of the Meeting and taken as read.

Project Name & Details	Next Phase Works/Actions
Liberty Square Enhancement Scheme Phase 2 - Thurles	Tendering to commence Q1 2025 to procure Design Consultants to carry out detailed design. Discussions with the National URDF team will be required in 2025 now that Part 8 is approved and detailed design completed to finalise the position with costings, funding requirements and Gateway/programme status.
Market Quarter - Thurles	Construction commenced in August 2024 with a programme timeline of 14 months.
Littleton Labyrinth Walkway and Cycleway - Phase 1	Finalise the licence agreement. Construction works complete. Official opening date TBC – Q1 2025.



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. Final draft for review due in Q4 2024. Feasibility Study to be completed for Q1 2025.
Templemore Town Hall Cultural and Enterprise Centre and Civic Plaza	It is planned that construction works will take 14 months to complete. Internal works complete, snagging and external works complete. Official opening took place on 3 rd December 2024 by Minister Heather Humphries. Additional works approved by the Department, external paving on both sides of the Town Hall, planters, barriers, IT equipment and safety measures internally. Works will be completed in Q1 2025.
Gantly Road in Roscrea - <i>An Age Friendly Neighbourhood</i>	Brief for the engagement of a design team complete. Advertised on E Tenders on 8 th November to procure a Design Consultant to carry out detailed design. Final date for submissions is 17 th January, 2025. 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	Project charter will now be considered for the next RRDF call to fund the project. If successful under this funding stream, a brief will be prepared for Consultants to produce a new design and upgrade of Main Street and laneways, to include public realm works that will invite people to stay and enjoy the dynamic town centre and enhance safety of all users.
Reimagined Castle Street – Roscrea	Advertise on E-Tenders in January 2025. Procure Consultants and commence design.



Vacant Housing Units	MD Awaiting receipt of keys to property	5
	At Inspections/Costings Stage	11
	In Progress	3
	Retrofit Works ongoing	1
	TOTAL	20

The District Director updated the Members on the current position of some of the main projects as follows: -

- Market Quarter - Works currently ongoing
- Littleton Labyrinth - works practically complete with only a few items outstanding – official opening is expected to be Q1 2025.
- Liberty Square Phase 2 - Part 8 approved.
- Roscrea, Main Street enhancement – Project Charter complete. RRDF Funding to be secured.

A workshop will take place with the Members to review the Project Pipeline. Formal notification will issue.

The Members raised the following issues: -

- Can the MD provide a list of all TCC successful and unsuccessful project applications during 2024?
- What is the update regarding the Mall River, Templemore which is currently in a very poor state.
- Will the MD upgrade the CCTV cameras now that funding has been allocated for CCTV in Tipperary?
- Update on digital hub for Thurles.
- The loss of the Farmers Market at Thurles Dog Track will be a big loss to the town. The MD must liaise with the traders regarding the possibility of moving their stalls to Thurles Market Quarter following its completion.

Replies to queries raised were as follows: -

- A list of all TCC successful and unsuccessful project applications during 2024 will be provided to the Members in advance of the Project Pipeline Workshop.
- The MD are very limited in terms of any works it can undertake at the Mall River, Templemore as stipulated by An Bord Pleanála. A meeting is scheduled for January 2025 with a Consultant who has professional experience in wetlands and who will advise the MD how to proceed.
- An agreement is in place for a CCTV project in Littleton. Funding will need to be identified to progress the project in 2025.



- A feasibility study has indicated that the establishment of a digital hub in Thurles would be positive for the town in terms of the knock-on benefits to the town economy. The Meetings Administrator will follow up with Community and Enterprise Directorate who undertook the study to establish if a location and funding has been identified for the project.

5.1 Notices of Motion.

Notice of Motion in the names of Councillors Peggy Ryan, Michéal Lowry, Kay Cahill-Skehan and Seán Ryan – NOM ID 2919

Councillors P. Ryan, M. Lowry, K. Cahill-Skehan and S. Ryan formally moved the following Notice of Motion in their names:-

“We wish to change the arrangements around all day parking in the most central car park(s) in Thurles, including Slievenamon Road, Ulster Bank, and Parnell Street car parks through the Parking Bye Law Process.”

Reply to NOM ID 2919

If there is consensus among the elected members of Thurles MD to change all day parking arrangements in central carparks in Thurles, the Executive will begin the process in Q1 2025 of reviewing the current Parking Bye Laws for the District.

The Notice of Motion was proposed by Councillor Peggy Ryan, seconded by Councillor Sean Ryan and the Members stated the following:

- A collective decision amongst some of the Members regarding the importance to proceed with the review of Thurles Parking Bye-Laws came about following the recent Part 8 application for Liberty Square Phase 2 and the subsequent discussions with traders.
- The amendment of the existing bye laws will encourage turnover within carparks, thereby encouraging footfall.
- It is important that the review is open and transparent and the traders are informed when the review is taking place.

6.1 Correspondence.

There was no correspondence.



7.1 Votes of Sympathy/Congratulations.

Votes of sympathy were extended to:

- Jackie Saunders, Housing Section on the passing of her husband Tony (Anthony) Saunders. Tony is also brother in law to Sophie Doheny, Clonmel Borough District, Walter Doheny, Tipperary Cahir Cashel MD and Uncle to Rebecca Doheny HR.

Votes of Congratulations were extended to

- Holycross/Ballycahill GAA Club on their win in the U21A County Hurling Final.
- Euan Murray on being declared Electric Ireland Minor Star Hurling Player of the Year 2024.
- Upperchurch GAA Club Slieve Felim Rapparees on their Junior Camogie Munster Plate Victory in Kerry recently.

8.1 Any Other Business.

The Cathaoirleach spoke regarding Templemore Garda Training College and rumours circulating regarding the planned reduction of services provided at the College. The services in the College need to be extended and not relocated to another location, he stated.

The Cathaoirleach also noted there is a substantial land bank in Templemore/Clonmore.

He urged all other Members to write to the 3 County Tipperary TD's for the services at the College to be increased.

The Cathaoirleach wished all a happy Christmas and acknowledged the great working relationship between the Members and the MD and their joint ability to get the work done.

The District Director echoed the words of the Cathaoirleach wishing all present good wishes and acknowledged the great positive engagement with the Members.

That concluded the December Monthly Meeting.

SIGNED: 
CATHAOIRLEACH

DATE: 20th January 2025

SIGNED: 
MEETINGS ADMINISTRATOR

DATE: 20th January 2025