

Minutes of April Meeting of Tipperary-Cahir-Cashel Municipal District held in the Council Chamber, Civic Offices, Tipperary Town and hosted remotely on Monday 28th April, 2025 at 11.00am

Members Present: Councillor John Crosse, Cathaoirleach
Councillor Micheál Anglim
Councillor Declan Burgess
Councillor Liam Browne
Councillor Roger Kennedy
Councillor Máirín McGrath
Councillor Andy Moloney
Councillor John O’Heney
Councillor Annemarie Ryan (Shiner)

Apologies: Councillor Mary Hanna-Hourigan
Councillor Marie Murphy

Officials Present: Mr. Dave Carroll, A/Director of Service
Mr. Anselm McGowan, District Administrator
Mr. James Murray, Senior Engineer, Roads
Mr. Tim Kilmartin, Executive Engineer
Mr. Richard Power, Executive Engineer
Mr. Frank Cussen, Executive Engineer
Ms. Adeline Walsh, Staff Officer

Planning

Ms. Caroline Conway, Senior Executive Planner
Mr. Fergal O’Donnell, A/Senior Executive Planner

Mr. Anselm McGowan, District Administrator, commenced the meeting with the meeting prayer. The Cathaoirleach, Councillor John Crosse, welcomed everyone to the April Municipal District meeting and on the proposition of the Cathaoirleach, seconded by Cllr. Declan Burgess, it was agreed to stand adjourned for five minutes as a mark of respect to the late Pope Francis who passed away on Monday, 21st April, 2025.

The Cathaoirleach welcomed Dave Carroll, Acting District Director and said that he looked forward to working with him. All Councillors were associated with this.

1.1 Disclosures/Conflicts of Interest

There were no matters notified to the Meetings Administrator.

2.1 Minutes of March Meeting of Tipperary-Cahir-Cashel Municipal District held on 24th March, 2025

The minutes of the Tipperary-Cahir-Cashel Municipal District March meeting held on 24th March, 2025 were adopted on the proposition of Councillor Roger Kennedy seconded by Councillor John O’Heney.

Matters arising from the minutes

There were no matters arising.

3.1 Planning Directorate Report

The Cathaoirleach welcomed Ms. Caroline Conway, Senior Executive Planner and Mr. Fergal O’Donnell, A/Senior Executive Planner. Ms. Conway advised the Members that Kieran Ladden has moved to the Capital Project Team in a full time capacity and they are waiting for his post to be filled in the next few weeks. Therefore, any questions in relation to taking in charge she will note and revert to the Members after the meeting. Taking the report as read they opened the floor for questions.

Councillor Máirín McGrath stated that Mr. Ladden will be missed and thanked him for his work on Dun Uisce. She noted that the hard work is done and it should be ready for sign off because the street lighting is a priority, therefore it needs to go on public display before the summer months. Councillor Burgess thanked Mr. Ladden and wished him well and asked if the Members could be informed when the position is filled. He also referred to The Steeples in Cashel and noted that a new developer is involved and an application to have the estate taken in charge was submitted in March 2015. Councillor Burgess also sought an update in relation to the Local Area Plan for Cashel. He asked why it is being delayed because Cashel is a growing town and having no Local Area Plan is holding back the town. Councillor Annemarie Ryan (Shiner) referred to Bohertrime, Donohill because Kieran was working on it and she also sought an update in relation to Glen Court. She also asked for an update in relation to the LAP for Tipperary Town and if Uisce Eireann has plans to carry out upgrades in the town to increase capacity. Councillor Liam Browne noted that a few businesses in Cashel have shut their doors and an LAP is urgently required for a vision on the long term development because there are massive opportunities for Cashel given its proximity to the motorway. Councillor Browne also asked for an update in relation to the taking in charge for Windmill Close and noted that the development is not finished and the developer is no longer involved. He referred to Historic Structures particularly in Cashel and because of the additional cost many businesses and developers may not be interested, therefore he asked about the procedure to remove properties. Councillor Kennedy wanted to support Councillor Burgess for a new Town Plan because it is hindering development and referred in particular to the Community Nursing Unit in Cashel. He also expressed his disappointed that the two very good Historic Structures Fund applications that were submitted were unsuccessful. Councillor Ryan (Shiner) noted that the consultation in relation to the Tipperary Town Local Area Plan commenced on the 7th May, 2024 and progress has stopped. She also commented that she would

be nervous about Historic Structures being taken off the list and suggested that it may be good to meet the new Architectural Conservation Officer. Councillor Crosse thanked Kieran Ladden for his help and wanted to wish him well in his new role. He noted that the Tipperary Town Local Area Plan was scheduled to be adopted this year and he is disappointed with Uisce Éireann's lack of progress in dealing with the lack of capacity in the town and there is no commitment for infrastructural improvements. Councillor Crosse proposed that we write to Uisce Éireann to request an update on their investment programme. This was seconded by Councillor Ryan (Shiner).

In response, Mr. Fergal O'Donnell advised that the review of the Tipperary Town Local Area Plan commenced last year and subsequently it was noted that there were significant capacity issues which would impact land use zoning. He confirmed that they are continuing to engage with Uisce Éireann on the issue, they had meetings earlier this year, and they have indicated that there may be some capacity available, but they're continuing to engage. Despite this a lot of ground work and consultation has already been done. Mr. O'Donnell confirmed that the Planning and Development Act, 2024 was adopted last October and this sets out a requirement for a National Planning Framework and Regional Spatial & Economic Strategy to be completed. Therefore, pending receipt of a Circular/Directive from the Minister in relation to the land use and quantity of housing required the LAPs cannot proceed. The planning section has adopted 5 LAPs in the last 2 years and it was intended to have Tipperary and Cashel completed this year, however these circumstances are beyond the control of the planning section. The team are continuing to work behind the scenes and will be doing a variation of the County Development Plan once the National Planning Framework and Regional Spatial & Economic Strategy are completed. The comment in relation to development being stifled was noted, and Mr. O'Donnell confirmed that the Historic Structure are updated periodically as part of the County Development Plan review. He confirmed that the review of the County Development Plan will commence in summer 2026.

Councillor Moloney referred to the recently advertised serviced sites in Boherlahan and noted that a lot of professional people in Cahir can't build onto their existing property due to lack of available space and he requested that this would be incorporated in to the Development Plan because people are looking for serviced sites. Councillor Browne noted that we have to wait for Uisce Éireann and asked if Uisce Éireann is the body dictating where and when we can develop or is it the forward planning team. He also asked about Golden and if there is any update.

In response, Mr. Fergal O'Donnell confirmed that cluster housing or services sites is a policy in the current Development Plan and will be considered as part of the settlement policy. He also confirmed that Uisce Éireann is a statutory consultee when reviewing the County Development Plan and all LAPs and at present Uisce Éireann don't have the capacity to deliver on the aspirations of the Council. We also have to have regard to the Spatial and Economic Strategic.

Councillor McGrath raised her frustrations with the OPR (Office of the Planning Regulator) and Uisce Éireann, saying that their lack of progression is hindering development in towns across Tipperary. She stated that Uisce Éireann's lack of ability to provide infrastructure is affecting every town's ability to grow and she also referred to villages with no wastewater treatment plants. Councillor Ryan (Shiner) agreed with Councillor McGrath and asked if Uisce Éireann had given any commitments which would allow Tipperary, Cashel, Newcastle and Golden to grow.

In response Mr. O'Donnell advised that Uisce Éireann has given no specific commitment that they will invest in Tipperary Town, but that they will continue to investigate the register of capacities that they have. He confirmed that the wastewater treatment plant is not on Uisce Éireann's funding plan, which is set out for the next five years. He also confirmed that he is not aware of any issues in Cashel, Golden and Newcastle, but he will try to get more details.

Ms. Caroline Conway confirmed that the Council Architectural Conservation Officer attends all the preplanning meeting with owners of protected structures and the Council takes a sensible approach. She also confirmed that there are grants available to the owners of protected structure and that they are also eligible for a 50% reduction of their development contributions. In relation to any taking in charge queries she confirmed that she will talk to her colleagues to see if they can be progressed. In relation to the Steeples in Cashel and whilst all preplanning meetings are confidential she confirmed that there has been no engagement from the developer. She confirmed that the Council would be happy to meet any developer even at short notice. Councillor Kennedy confirmed that they would be happy if she could provide an update on the DPI estates.

The Cathaoirleach thanked the Planning Section staff.

3.2 Consider the nominations of Bansha and Ardfinnan for 2025 Village Enhancement & Paint Scheme.

On the proposition of Councillor Roger Kennedy, seconded by Councillor Annemarie Ryan (Shiner), the nominations of Bansha and Ardfinnan for 2025 Village Enhancement & Paint Scheme was agreed.

3.3 Consider Names for Housing Development in Clogheen.

On the proposition of Councillor Máirín McGrath, seconded by Councillor Micheál Anglim, the names Clashaphocca Close was agreed for the housing development in Clogheen.

3.4 District Engineer's Report

The District Engineers report was circulated with the agenda and the District Engineering team were available for questions.

Councillor McGrath expressed her disappointed that the Priests Road, Newcastle could not be considered for funding under the Red Roads because it has been incorrectly categorised as a local tertiary road. Councillor Anglim advised that the CIS Scheme is specifically for cul de sacs and the Priest Road is a through road, therefore it should be considered under the Red Roads. He noted that it was discussed at the SPC, however if every year the same issues are being discussed it shows there is a problem. Councillor Anglim also commented that €88,000 is very disappointing for the largest District in the County and he asked Mr. James Murray to seek additional funds. Councillor Moloney stated that the Councillors agreed to the Red Road Strategy after the merger because it was to support poorer roads in the North of the County. However, it was never envisaged that the funding would decrease from €240,000 in 2024 to €88,000 in 2025. Councillor McGrath agreed and that it needed to be highlighted that this District has the highest percentage of the road network and it is not the fault of this District that our roads are in better condition.

In response, Mr. James Murray confirmed that any changes to the LIS or CIS Scheme is a matter for the SPC but at the moment grant money shouldn't be spent on local tertiary roads and to open local tertiary roads to Red Roads would be the wrong decision. He noted that we are amalgamated 11 years and it is appreciated that roads are categorised differently, however we are showing improvement and the money was focused on road length and inflation is very strong at present.

3.6 District Administrator's Report

The District Administrator's Report was circulated to the Members with the agenda.

Councillor Ryan (Shiner) requested an update in relation to the upgrade work to Market Yard Toilets.

In response, Mr. Frank Cussen, Project Engineer advised the Members that Will Kelly, Executive Engineer, Capital Projects Team has developed two options and they will be brought before the Members at a workshop next month.

Councillor Liam Browne referred to the Town Centre Forum and that one elected member will be nominated. He asked for clarification regarding who is representing the Chamber of Commerce given that it is gone because businesses need a representative.

In response, the District Administrator confirmed that the Town Centre First Team guidance document lists 12 to 15 members representing different groups. He

confirmed that the Town Forum is not a decision making body, it facilitates shared information so groups can work in tandem. He confirmed when the Town Centre First team is established they will seek a nominee from the Elected Members. The Team would nominate a Chairperson and select a Town Champion. The Elected Member on the town forum represents the Council and should report back.

Councillor John O'Heney referred to the aqua aerobics classes which are being run in the swimming pool. Given their success and that they are booked out every Monday and Wednesday he asked if it would be possible to run an evening class.

In response, the District Administrator confirmed that the swimming clubs have booked out evening sessions however he will raise it as a CRM with the Pool Manager and request a response.

4.1 Chief Executive/Delegated Officers Orders

The orders were noted.

5.1 Councillor John O'Heney (Ref ID 2965)

That this Council would upgrade or replace the broken fence starting from the Bridge in Bansha Village, that continues on the L4306, towards the Railway Line. This fence is in considerable need of maintenance and is an eye sore as you enter the Village.

Reply

Logged as CRM

This motion was seconded by Councillor Annemarie Ryan (Shiner).

5.2 Councillor John O'Heney (Ref ID 2966)

At the request of the Cullen Tidy Towns Association, that this Council would install a Water Tap on the grounds of Cullen Graveyard.

Reply

Cullen Burial Ground is one of approximately 200 historic burial grounds which are dispersed throughout County Tipperary and which fall within the remit of the Environment and Climate Action Section of Tipperary County Council.

Local communities are very involved in the care of their parish burial grounds, whether through routine maintenance, active use, or the keeping alive of tradition or memory. The historic burial ground plays an important role in the cultural life of Irish people and represents a focal point in the historical life of a parish community. Keeping the burial ground in good condition is important to local people as it reflects pride in their parish and is an acknowledgement of the

contribution our ancestors made to the development of each parish. Many historic burial grounds are still being used on a frequent basis for interments.

Cullen Burial Ground is no exception in this regard.

The Council recognises and acknowledges the contribution made by such local communities through its Annual Burial Ground Maintenance Grant Scheme, which is administered by each District. In particular, it appreciates the contribution of Cullen Tidy Towns Association to the upkeep of the burial ground located in the village. It also appreciates the genesis of the Notice of Motion.

However, the implementation of the request, as set out in the Notice of Motion, would present a number of issues as follows:

- in the interest of water conservation, it has not been the practice of the Council to retrofit water taps in its suite of burial grounds throughout the county;
- provision of the requested water tap would necessitate an application to Uisce Éireann for a water connection, with the consequential payment of a connection fee and an annual consumption charge: no provision has been made in Budget 2025 for such expenditure; and
- the precedent created by the installation of a water tap at Cullen Burial Ground would lead to requests for similar provision at other burial grounds in the county and Councillor O'Heney will accept that this course of action would be problematic and prohibitively expensive.

I regret that I cannot be more positive in my reply but I have no doubt that Councillor O'Heney, and the other elected members of Tipperary-Cahir-Cashel District, will understand the situation which I have outlined above.

This motion was seconded by Councillor Annemarie Ryan (Shiner).

5.3 Councillor Liam Browne (Ref ID 2970)

That the footpath extending from New Inn village, adjacent to the R639 towards Cashel, on the left hand side of the road, be extended from its current position, up to the 100kph speed limit sign.

Reply

The current stone path that leads out to the speed limit was installed a few years ago, through agreement with the local tidy towns.

To upgrade this length of path with a suitable material would be a significant cost, however, it may be something that can be looked at in the future if adequate funding comes available.

This motion was seconded by Councillor Declan Burgess.

5.4 Councillor Liam Browne (Ref ID 2971)

That a delegation from this Municipal District area, immediately seek a meeting with the Minister Norma Foley, Minister at the Department of for Children, Disability and Equality, to discuss the awarding of a two year contract for the accommodation of International Protection Applicants on a temporary basis, at Dundrum House, Co. Tipperary.

This meeting should be done with a view to creating a task force across a range of national and local public services (e.g. extra educational/training needs, extra sporting leisure facilities etc) to ensure the needs of both the current local population in the area, and any extra people moved into the area, will be adequately met in the short and long term.

Reply

The Municipal will write to the CPG requesting that they co-ordinate letters to the relevant ministers if approved.

This motion was seconded by Councillor Declan Burgess.

5.5 Councillor Roger Kennedy (Ref ID 2972)

That this Municipal District appoint a delegation to meet Minister for Justice Jim O Callaghan T.D. to discuss the possible benefits to the Community of Dundrum after the expiry of the IPAS contract.

Reply

The Municipal will write to the CPG requesting that they co-ordinate letters to the relevant ministers if approved.

This motion was seconded by Councillor Declan Burgess.

5.6 Councillor Annemarie Ryan (Shiner) (Ref ID 2973)

That this District upgrade the footpaths in St. John's Famine Graveyard. The St. John's Famine Graveyard Voluntary Committee have spent many years looking after the famine graveyard and now need assistance from the Local Authority to renovate the footpaths. Furthermore, that this Local Authority take in charge the famine graveyard as it is currently without official ownership since the dissolution of the former Board of Guardians. (The committee would like it noted that they appreciate the recent efforts by Tipperary County Council to ascertain ownership status of the Graveyard).

Reply

The Municipal District, Environment department and St John's Famine Graveyard Committee are in on-going discussions to resolve all of the issues. As soon as a

suitable funding stream is identified an application will be made for funding to address the footpaths.

This motion was seconded by Councillor John Crosse.

6.1 Votes of Sympathy/ Congratulations

A vote of sympathy was extended on the death of the following:

- Bronagh English, Anner Park House, Waterford Road, Clonmel, Co Tipperary

A vote of congratulations was extended to the following:

- James and Lisa Swords on the birth on their baby boy, Michael
- Frank and Aoife Cussen on the birth on the birth of their baby boy, Sé
- Everyone involved in the clean up between Cashel & Knockavilla who collected 67 bags of rubbish in one day

7.1 Correspondence from Limerick Family Planning Clinic – 50th Anniversary Celebration

Noted.

This concluded the business of the Municipal District meeting.

Signed/ 
Cathaoirleach

Dated/ 26-5-25

Signed/ 
District Administrator

Dated/ 26/5/2025

