

**MINUTES OF PROCEEDINGS OF MONTHLY MEETING OF TIPPERARY COUNTY COUNCIL
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, NENAGH
AND REMOTELY VIA ZOOM
AT 10.00 AM
ON MONDAY 12th JANUARY 2026**

Present

Cllr. John Carroll, Cathaoirleach

In Person

Cllrs: Acheson, T; Bonfield, F; Brennan, Ml; Bugler, P; Cahil Skehan, K; Dennehy, N; English, P; Fitzgerald, M; Hannigan, J; Hourigan, Mary Hanna, Kennedy, R, Kennedy, Wm; Lee, S; McGrath M; Moran, E, Morgan Walsh, L; Morris, S; O'Meara, J.P., O'Meara, Ml; Quirke O'Meara, P; Smith, Ml;

Remote

Cllrs: Ambrose, S; Anglim, Ml; Bourke, K; Browne, L; Burgess, D; Crosse, J; Dunne, D; FitzGerald, J; Goldsboro, A; Lowry, M; Molloy, R; Moloney, A; Murphy, M; Ryan, S

Apologies

None

Also Present

Ms. Sinead Carr, Chief Executive

Mr. Liam Brett, Mr. Jonathan Cooney, Mr. Damien Ginty, Mr. Eamon Lonergan, Director of Services. Mr. Michael Moroney S.E.O. Mr. John Nolan, Mr. James Murray S.E. Mr. Fergal O'Donnell Planner, Mr. Fergal Condon A.O.

Mr. Ger Walsh Meetings Administrator

Item 1.1

Welcome & Introduction/ Meetings Protocol

The Cathaoirleach opened the first monthly meeting of 2026 by welcoming all present and extending New Year greetings. Remote attendees were asked to confirm that audio and video were functioning correctly and were reminded of meeting protocols, including muting microphones when not speaking, raising a hand to contribute, using headsets for clear audio, and turning on cameras when addressing the meeting.

The Meetings Administrator conducted a roll call noting that a quorum was in place and the meeting commenced with the opening prayer.

Sympathies were extended on behalf of the Council to the family and former party colleagues of the late Tony McKenna, former Senator, former Cathaoirleach, and former member of North Tipperary County Council, followed by a proposal by the Cathaoirleach for a minute's silence as a mark of respect.

It was noted that, as agreed at the CPG meeting on Friday, Council approval was sought to take Item 9.1 – Tourism Activity Update – at the beginning of the meeting, and with the Council's agreement, this item was taken. The item was brought forward to the January meeting as several initiatives are being launched in January.

A verbal update was provided on the deputation meeting with Minister Darragh O'Brien, Minister for Transport and Minister for Climate, Energy and the Environment, held on Tuesday, 16 December 2025, at 2 p.m. in Dáil Éireann, attended by the Cathaoirleach, the Chairs of each MD, the Chief Executive, and senior Roads staff. The Cathaoirleach acknowledged the input of the District chairs and the executive of this meeting. The role of Deputy Ryan O'Meara and Deputy Imelda Goldsboro were acknowledged.

The Cathaoirleach then welcomed Mairead Winters, EU Just Transition Tourism Activator, to deliver the presentation on the Tipperary Tourism Activity Update.

Item No. 9.1

Tipperary Tourism Activity Update

The Cathaoirleach invited Mr. Damien Ginty, Director of Services, to introduce Ms. Mairead Winters, EU Just Transition Tourism Activator.

Mr. Ginty welcomed Ms. Winters and advised that the presentation would outline key tourism activities undertaken in 2025 and planned initiatives for 2026.

Ms. Winters delivered a comprehensive update to the Members, covering the following areas: -

Tourism Branding and Promotion

Tipperary is promoted through a range of tourism brands:

- Tipperary Tourism Brand
- Munster Vales
- Ireland's Hidden Heartlands

- Into Kildare & Tipperary Thoroughbred Country
 - Fáilte Ireland signature brands (Ireland's Ancient East, Wild Atlantic Way)

Tourism Ireland continues to lead international marketing and promotion.

Tipperary Tourism Website

- Launch of the new website featuring:
 - Refreshed content and imagery
 - Updated itineraries
 - Expanded events section
 - A Digital Assets Bank for tourism operators

Product Development

- Accessibility assessments completed at five Signature Sites
- Continued development of the Suir Blueway Cluster Programme in partnership with Fáilte Ireland

Sustainability Initiatives

- A Sustainable Tourism Practice Training Programme will commence in September 2026 to support adoption of sustainable tourism practices.

Stakeholder Engagement and Partnerships

- Ongoing familiarisation trips
- Roll-out of Tipperary Membership 2026 – Friends of Tipperary, aimed at strengthening business networks and promoting collaboration across the sector.

The Cathaoirleach thanked Ms. Winters for her presentation and acknowledged the Members for their comprehensive contributions during the discussion.

Mr. Ginty and Ms. Winters responded to members queries as follows: -

Fishing Experiences

Fishing has been identified as a new tourism policy priority.

Fishing experiences will be incorporated into visitor itineraries.

Fáilte Ireland Engagement

It was agreed to arrange for Fáilte Ireland to address the Council at a future meeting.

Destination Lough Derg

Tourism briefings will be organised for each Municipal District.

Nenagh Municipal District will receive a specific update on Destination Lough Derg.

Camper Vans

Camper-van tourism represents a significant opportunity for the county. The tourism strategy will guide the development of suitable facilities and encourage investment.

Ecclesiastical Sites

Members' comments regarding ecclesiastical heritage will be taken into consideration.

Sport

The importance of sports organisations in tourism development was acknowledged and will be explored further.

Partnerships with Other Counties

Tipperary Tourism continues to collaborate with a range of neighbouring counties through existing partnerships.

Overnight Accommodation

The shortage of accommodation is a national issue. Educational campus accommodation has been used previously for events. Tipperary Tourism can only promote accommodation registered with Fáilte Ireland.

Some public buildings are unsuitable due to design or cost constraints. Members were encouraged to consult with the Planning Section regarding the suitability of specific buildings for accommodation use.

Clonmel Borough District

The Clonmel Tourism Network, coordinated by Ms. Cliona O'Donnell, has been established and feeds into the wider Blueway Cluster network.

Festivals

The feasibility of adding a dedicated Festivals/Events link on the Tipperary Tourism website will be examined.

Funding challenges associated with festivals were noted.

Sustainable Network Programme

Details of a training event scheduled for 26 February will be circulated to Members.

The Chief Executive, Ms. Carr, acknowledged Members' views on the value of presentations at monthly meetings. She suggested that more detailed presentations on tourism initiatives be scheduled at Municipal District level. She noted that the position of Tourism Officer would be filled. Ms. Carr stated a tourism update would be provided to members in Q.3 2026.

Item 2.1
Disclosure/or
Conflicts of
Interest

No disclosures or conflicts of interest were notified to the Meetings Administrator in advance of the meeting.

Item No. 3.1
Minutes of
Annual Budget
2026 Meeting
held on the 28th
November 2025

The Minutes of Annual Budget 2026 Meeting held on the 8th November 2025 were proposed by **Cllr. Roger Kennedy**, seconded by **Cllr. Mark Fitzgerald** and approved.

Item No. 3.2
Minutes of
Adjourned
Annual Budget
2026 Meeting
held on the 5th
December 2025

The Minutes of the Adjourned Annual Budget 2026 Meeting held on the 5th December 2025 were proposed by **Cllr. William Kennedy**, seconded by **Cllr. Ml. Smith** and approved.

Item No. 3.3
Minutes of
Council Meeting
held on the 8th
December 2025

The Minutes of Council Meeting held on the 8th December 2025 were proposed by **Cllr. Pat English**, seconded by **Cllr. Fiona Bonfield** and approved.

Matters Arising

Cllr. Niall Dennehy submitted a proposed amendment relating to Items 3.1, 3.2 and 3.3 on the Agenda for the January 2026 Plenary Meeting.

He requested that, in addition to the approval of the executive content circulated on the relevant platforms, the full recorded content of the associated meetings be recognised as part of the official record. He further proposed that such recordings be retained indefinitely and that this approach be applied to all future meetings.

Cllr. Morris seconded the proposal.

The Meetings Administrator, Mr. Ger Walsh, referred Members to Tipperary County Council Standing Orders, Appendix 1 – Supplementary Standing Orders Regulating the Proceedings of the Council in Holding Remote Meetings. Members were specifically advised of Item 7, which states that:

"Subject to compliance with General Data Protection Regulations (GDPR), the Meetings Administrator may facilitate the recording of the meeting for the purposes of taking minutes. However, this recording shall only be used for this purpose and will be deleted once the minutes are agreed." [TCC Standing Orders 2024-2029 - V8]

Members were further advised that, in accordance with the Standing Orders, recordings cannot be retained beyond the formal agreement of the minutes, and therefore cannot be held or incorporated indefinitely.

Item 4.1
Approval to
Attendance

It was proposed by **Cllr. Mark Fitzgerald**, seconded by **Cllr. Fiona Bonfield** and resolved: -

"That pursuant to Section 142 (5) of the Local Government Act 2001 and having regard to (i) the benefits likely to accrue, (ii) the general interest of this administrative area and of the local community (iii) the estimated cost of the proposed attendance and the provision made for such purposes in the annual budget, hereby nominate those listed hereunder to attend the following Conferences/Seminars/Trainings: -

Seminars/ Conferences/ Similar Events	Dates	Venue	Nominees
The Finance Act (Conference)	16th-18th Jan	Four Seasons Carlingford	Seamie Morris Eddie Moran Mary Hanna Hourigan Niall Dennehy Phyll Bugler John Fitzgerald Shane Lee Liam Browne John Carroll Marie Murphy
LAMA Spring Seminar	28th & 29th Jan	The Connacht Hotel, Galway	Roger Kennedy Niall Dennehy Phyll Bugler John Fitzgerald Kieran Bourke Shane Lee Mary Hanna Hourigan Michael Brennan Andy Moloney Tom Acheson Micheal Anglim Marie Murphy

Item 4.2
Reports on
Conferences

Reports on Conferences attended were noted.

Item 5.1
Section 183
Notice -
Disposal of the
freehold interest
in No. 3 Ash
Park, Carrick on
Suir, Co.

It was proposed by **Cllr. Kieran Burke**, seconded by **Cllr. Mark Fitzgerald** and resolved: -

"That in accordance with the provision of Section 183 of the Local Government Act, 2001, Tipperary County Council hereby approves of the disposal of the freehold interest in No. 3 Ash park, Carrick on Suir, Co. Tipperary to William O'Dwyer in accordance with the terms of the Notice under the above section, as circulated on Thursday 18th December 2025".

Tipperary to William O'Dwyer

The disposal of property was required to regularise title to land.

Item 5.2

Section 183 - Disposal of No.22 Dungarvan Road, Old Bridge, Clonmel, to Teach an Tseandroichid Cuideachta Faoi Theorainn Rachaiochta by way of 99year lease

It was proposed by **Cllr. Pat English**, seconded by **Cllr. Mairín McGrath** and resolved: -

"That in accordance with the provision of Section 183 of the Local Government Act, 2001, Tipperary County Council hereby approves of the disposal of No.22 Dungarvan Road, Old Bridge, Clonmel to Teach an Tseandroichid Cuideachta Faoi Theorainn Rachaiochta by way of a 99-year lease in accordance with the terms of the Notice under the above section, as circulated on 17th December 2025".

The proposed disposal of property was required to facilitate the development of a community facility. Members were informed that the disposal had previously been approved in July 2024 for transfer to the Old Bridge Community Association. It was noted that the group has since undergone a name change, necessitating the issuing of a new Section 183 Notice to reflect the updated organisation name.

Item 5.3

Section 183 - Disposal of circa 21.75ha of land at Hardbog, Slievardagh, Co. Tipperary to Mr. Eamon Hawe

It was proposed by **Cllr. Mark Fitzgerald**, seconded by **Cllr. David Dunne** and resolved: -

"That in accordance with the provision of Section 183 of the Local Government Act, 2001, Tipperary County Council hereby approves of the disposal of circa 21.75ha of land at Hardbog, Slievardagh, Co. Tipperary to Mr. Eamon Hawe for a consideration of €540,000 in accordance with the terms of the Notice under the above section, as circulated on Wednesday 17th December 2025

The disposal of property was required to facilitate the disposal of land identified as surplus to operational requirements, as the site has been deemed unsuitable for its intended use.

Item 5.4

Section 183 - Disposal of PlanT85 as contained in Folio TY39522 at No.7 Fontenoy, Terrace, Thurles to Laura Ryan

It was proposed by **Cllr. Kay Cahill Skehan**, seconded by **Cllr. Séan Ryan** and resolved: -

"That in accordance with the provision of Section 183 of the Local Government Act, 2001, Tipperary County Council hereby approves of the disposal of PlanT85 as contained in Folio TY39522 at No.7 Fontenoy, Terrace, Thurles to Laura Ryan in accordance with the terms of the Notice under the above section, as circulated on Wednesday 17th December 2025".

The disposal of the property was required to facilitate the regularisation of a mapping error.

It was proposed by **Cllr. Kay Cahill Skehan**, seconded by **Cllr. Peggy Ryan** and resolved: -

Item 5.5

Section 183 - Disposal of circa 0.075ha of land at Kilnamanagh Upper, Upperchurch to James O'Dwyer in lieu of the 0.068ha of land from James O'Dwyer

"That in accordance with the provision of Section 183 of the Local Government Act, 2001, Tipperary County Council hereby approves of the disposal of circa 0.075ha of land at Kilnamanagh Upper, Upperchurch to James O'Dwyer in lieu of the 0.068ha of land from James O'Dwyer in accordance with the terms of the Notice under the above section, as circulated on Wednesday 17th December 2025".

The disposal of the property was required to regularise title to land.

Item No. 5.6

Section 183 - Disposal of circa 0.044 ha at Carron, m Cashel, Co. Tipperary to Kathleen Golden

It was proposed by **Cllr. Roger Kennedy**, seconded by **Cllr. Andy Moloney** and resolved: -

"That in accordance with the provision of Section 183 of the Local Government Act, 2001, Tipperary County Council hereby approves of the disposal of circa 0.044ha at Carron, Cashel, Co. Tipperary to Kathleen Golden in accordance with the terms of the Notice under the above section, as circulated on Wednesday 17th December 2025."

The disposal of the property was required to facilitate the regularisation of a mapping error.

Item No. 5.7

Section 183 - Disposal of land at Scart, Roscrea, Co. Tipperary to ESB Networks

It was proposed by **Cllr. Shane Lee**, seconded by **Cllr. Michael Smith** and resolved: -

"That in accordance with the provision of Section 183 of the Local Government Act, 2001, Tipperary County Council hereby approves of the disposal of land at Scart, Roscrea, Co. Tipperary to ESB Networks in accordance with the terms of the Notice under the above section, as circulated on Tuesday 30th December 2025."

The disposal of the property was required to facilitate the provision of an electrical service to new Housing Scheme at Radharc na Carraige (Glencarrick), Roscrea, Co. Tipperary.

Item No. 5.8

Section 183 - Disposal of circa 0.24ha of land at Kilmaloge, Cahir, Co. Tipperary to Hugh and Biddy Keane

It was proposed by **Cllr. Marie Murphy**, seconded by **Cllr. Micheal Anglim** and resolved: -

"That in accordance with the provision of Section 183 of the Local Government Act, 2001, Tipperary County Council hereby approves of the disposal of circa 0.24ha of land at Kilmaloge, Cahir, Co. Tipperary to Hugh and Biddy Keane in accordance with the terms of the Notice under the above section, as circulated on Wednesday 17th December 2025."

The disposal of the property was required to facilitate the regularisation of a mapping error.

Item No. 5.9

**Section 183 -
Disposal of the
freehold interest
in circa
0.0261ha at
No.1 St
Finnian's
Terrace,
Ardfinnan, Co.
Tipperary to
Kate McCarra
(nee English)**

It was proposed by **Cllr. Mairín McGrath** and seconded by **Cllr. Andy Moloney** and resolved: -

"That in accordance with the provision of Section 183 of the Local Government Act, 2001, Tipperary County Council hereby approves of the disposal of the freehold interest in circa 0.0261ha at 1 No. St Finnian's Terrace, Ardfinnan, Co. Tipperary to Kate McCarra (nee English) in accordance with the terms of the Notice under the above section, as circulated on Thursday 18th December 2025 "

The disposal of the property was required to facilitate regularisation of boundaries to a property.

Item No. 5.10

**Section 183
Notice -
Disposal of circa
6m2 of land at
Dromineer, Co.
Tipperary to ESB
Networks**

It was proposed by **Cllr. J.P. O'Meara** and seconded by **Cllr. Seamus Morris** and resolved:

"That in accordance with the provision of Section 183 of the Local Government Act, 2001, Tipperary County Council hereby approves of the disposal of circa 6m2 of land at Dromineer, Co. Tipperary to ESB Networks in accordance with the terms of the Notice under the above section, as circulated on Tuesday 30th December 2025."

The disposal of the property was required to facilitate the provision of an electrical facility to the Water Activity Centre in the village of Dromineer, Co. Tipperary.

Item No. 5.11

**Ethics
Framework
Compliance**

Mr. Ger Walsh, Meetings Administrator, referred to Part 15 of the Local Government Act 2001 (the 2001 Act) which set out the ethical framework for all those involved in the Local Government Service, both members and relevant employees. The framework imposed a statutory duty on all in the service to maintain proper standards of integrity, conduct and concern for the public interest.

Members were informed that Annual Declarations under Section 171 of the 2001 Act, were required to be submitted to the Ethics Registrar in writing on or before the last day in February 2026 containing particulars of his or her declarable interests and an undertaking to have regard to and be guided by the relevant Code of Conduct in the exercise of his or her functions.

Also, in accordance with electoral legislation members were required to submit a Donation Statement in respect of donations received, the value of which exceeded €600.00. These statements were to be furnished to the Ethics Registrar not later than 31st January 2026.

He noted that these declarations would be distributed electronically.

Item 6.1

**Audited
Financial
Statements for**

The Audited Financial Statements for 2024 and Local Government Auditors Report as circulated with the Agenda were noted and agreed.

2024 and Local Government Auditors Report

Item No. 7.1

Consideration of Management Report as per Section 136 (2) of the Local Government Act, 2001, as amended by the Local Government Reform Act, 2014

The Cathaoirleach referred to the Management Report as circulated with the Agenda noting that the reports related to the Directorates based in Nenagh and any queries/clarifications would be dealt with by the relevant Director of Services.

- Roads, Transportation, Health and Safety
- Planning and Development (including Town Centre First and Just Transition)
- Emergency Services & Emergency Planning
- Library, Cultural Services & Biodiversity.
- Finance & Information Technology

Roads, Transportation, Health & Safety

Mr. Liam Brett, Director of Services, provided an update on key strategic road works across the county, noting that no funding allocations had been announced to date. He, together with Senior Engineers Mr. James Murray and Mr. John Nolan, addressed queries raised by members.

Winter Maintenance

Mr. Brett confirmed that the winter maintenance programme will continue at the same level as the previous year, and advised that there is no budgetary provision available to expand the programme further at this time.

Grange Road / Main Street, Ballina

Members were informed that this matter is currently with the Department, and a funding allocation is anticipated.

Public Lighting

It was reported that the Network Maintenance Contractor is performing within contractual timeframes. The percentage of lights out has reduced from 3% to 1.5%. It was also noted that issues arise when capital contractors carry out works in areas where maintenance contractors are operating simultaneously.

Local Improvement Scheme (LIS)

Details of the LIS will be published within the week, and the scheme will open for applications for a two-year period. The conditions of the scheme require existing applicants to reapply.

N24

Mr. Brett emphasised that securing a funding allocation in 2026 is critical for the progression of the N24 project.

Community Involvement Scheme (CIS)

The scheme was advertised in 2025, and the need for additional funding has been highlighted to the relevant Minister.

Hedgerows

The local authority continues to request that landowners maintain their hedgerows, supported by a media campaign reinforcing this requirement. Staff are monitoring areas of concern, and elected members were asked to notify District Engineers of any specific issues. Notices are issued to landowners where hedgerow growth poses a safety risk. Legal proceedings are initiated where necessary.

Ramps in Borrisoleigh

It was agreed that the issue raised by Cllr. Eddie Moran would be referred to the District Engineer for further consideration.

N24 Cahir to Limerick Junction

Work on the design stage is progressing in advance of the statutory process.

Thurles Inner Relief Road & Turtulla Cross

These remain key strategic projects for the Council, and funding allocations continue to be awaited.

Works at Latteragh

The Roads Section will liaise with An Garda Síochána regarding the monitoring of speed in the area.

Speed Limit Review

Guidelines for the Speed Limit Review were received in September, and submissions were invited in 2025. A comprehensive consultation process will be undertaken, and the full review will commence shortly.

N62

It was agreed that the Roads Section would liaise with Cllr. Shane Lee to address the issue of water accumulation along the route.

Upperchurch Windfarm

The road-opening licence application has been submitted, and discussions with contractors are ongoing. The quality of road reinstatement was noted as a critical factor. A briefing will be provided to members of the Nenagh Municipal District.

Ballina Greenway

All potential routes have been examined; however, each presents significant challenges. TII has encouraged the Council to review the proposed route due to these difficulties. It was noted that ESB lands do not offer a continuous route. The Council is awaiting further feedback from TII.

Climate Change Funding

The Council will continue to pursue funding opportunities in relation to climate-related works.

Roads Work Programme

It was noted that Dunkerrin does not appear on the current Roads Work Programme, and there is no available budget at present to add it.

Planning and Development (including Town Centre First and Just Transition)

Item No.

11.1 Cllr. Mairín McGrath (NOM Ref. No. 3079)

On the proposal of the Cathaoirleach, Item 11.1 (NOM Ref. No. 3079) was taken as part of the Planning & Development Report.

The Motion Reference 3079 was proposed by **Cllr. Mairín McGrath.**

The motion was seconded by **Cllr. Seamus Morris.**

"That this Council review its policy on the development of single rural houses along 'strategic' regional routes in the Tipperary County Development Plan 2022-2028, having regard to the increasingly restrictive impact of the Rural Housing Policy on landowners seeking to build their own homes."

The executive response was noted as follows: -

The Tipperary County Development Plan 2022-2028 (TCDP) identifies 'Strategic Transport Corridors' and defines these as national routes and strategic regional roads. The TCDP states that these roads are generally unsuitable for new housing development "in order to protect public investment, carrying capacity and safety of road users". Nonetheless, recognising that there may be instances where a new dwelling on strategic regional roads may accord with proper and sustainable planning principles, a policy was developed to address these instances.

Policy 5 – 13 of the TCDP includes a number of scenarios whereby new dwellings may be facilitated, subject to the following criteria (a), (b) or (c) as follows:

Where the applicant meets an 'Economic Need' (see Table 5.3 and Planning Policy 5 - 11), and there is no availability of alternative sites to the applicant away from the strategic route. An existing and/or shared domestic dwelling entrance of the applicant's family dwelling should be used where practicable and it will meet sightline requirements set out in Volume 3, Appendix 6, Section 6.1 Road Design and Visibility at a Direct Access.

The applicant shall be a son or daughter of a person who meets and 'Economic Need' Category A (i) and (ii) and Category B (i), AND, the applicant meets a 'Social Need'. The new dwelling must share the existing domestic entrance of the applicant's family dwelling and will meet sightline requirements set out in Volume 3, Appendix 6, Section 6.1 Road Design and Visibility at a Direct Access and there is no availability of alternative sites to the applicant away from the strategic route.

Where an applicant meets a Social Need and the proposed site has been in the ownership of immediate family members for a minimum of 10 years, and there is no availability of alternative sites to the applicant away from the strategic route. The new dwelling must share the existing domestic entrance of the applicant's family dwelling and will meet sightline

requirements set out in Volume 3, Appendix 6, Section 6.1 Road Design & Visibility at a Direct Access.

This policy was adopted and agreed by resolution of Elected Members in March 2022 as a 'Member Amendment' following extensive discussion, and subsequently included in the final adopted TCDP in July 2022. Earlier iterations of the 'strategic regional roads' policy, included in the Draft TCDP published in July 2021, had not included the provision for applicants with 'social' need to be facilitated. It should also be noted that the current policy may also facilitate applicants who may not have been facilitated under the policies of the previous County Development Plans.

The policy is considered to strike an appropriate balance between the need to support new homes and development in rural areas, with the need protect the safety, carrying capacity and the economic importance of the strategic regional roads in the county.

There is no apparent evidence that would suggest a change of policy approach in this regard should be affected. This, together with the fact that delivery of one-off countryside homes is already far exceeding TCDP targets, would indicate a more relaxed approach would be unsubstantiated.

That being said, the Planning Policy team continue to review all emerging evidence, changing circumstances or policy changes. If circumstances change or evidence is brought forward to suggest a policy review should be undertaken, these issues will be reviewed as and when they arise.

In moving the motion, Cllr. McGrath stated that she did not consider the executive's response a sufficient one. She argued that the criteria are restrictive for applicants seeking to build on family lands along regional routes.

Mr. Brian Beck, Director of Services, stated that the policy wording had been developed following significant engagement with elected members. He noted Tipperary's low planning refusal rate of 4%, and the Planning Section's willingness to work with applicants to find solutions. He acknowledged the frustrations expressed but emphasised the need to consider the substantial investment in strategic routes and to prioritise road safety. He encouraged early engagement with the Planning Department and stressed that planning permission cannot be guaranteed in all cases.

Cllr. McGrath argued that the 4% refusal rate does not reflect the number of potential applicants deterred from submitting applications due to low prospects of approval. She highlighted issues associated with the requirement to share existing entrances.

Members speaking in support of the motion expressed concern that rural villages will face population decline if restrictions are not eased. They noted that GAA clubs are already projecting reduced numbers of young players. Members considered that the County Development Plan may not reflect on-the-ground realities, particularly for young people struggling to access housing. Concerns about the lack of supporting infrastructure were also raised.

Mr. Liam Brett, Director of Services, stated that he did not support the motion. He emphasised the importance of the policy in protecting major routes, including the N7 and N8, which carry significant traffic volumes and for which the Council has received departmental support due to the current policy stance.

Mr. Beck reiterated that there is no blanket prohibition on housing along these routes, but that the adopted policies must be adhered to. He referenced the ongoing work being carried out as part of Variation No.1 to the County Development Plan and agreed to review the working of the policy on single rural houses on strategic regional routes as part of this review. This was welcomed by the members.

Item No. 12.1

**Cllrs. Mark
Fitzgerald &
Mairín McGrath
(NOM Ref. No.
3066)**

On the proposal of the Cathaoirleach, Item 12.1 (NOM Ref. No. 3066) was taken as part of the Planning & Development Report.

The Motion Reference 3066 was proposed by **Cllr. Mark Fitzgerald.**

The motion was seconded by **Cllr. Mairín McGrath.**

"We call on the government to introduce exemptions for existing Self-Catering industry rather than applying retrospective planning requirements, and to issue a National Planning Statement giving clear guidance for new built self-catering, farm diversification projects, and glamping developments so planners and operators have certainty going forward. This needs to be realized before the 2026 tourism season.

We further ask that legislation be brought forward to decouple Self-catering from the long-term rental RPZ regulations, and these measures be implemented as soon as possible".

In moving the motion, Cllr. Fitzgerald stated that businesses urgently require clarity regarding legislative requirements affecting the sector.

Cllr. McGrath noted that although legislation on short-term letting is well-intended, some properties will never be suitable for long-term rental and should not be subject to retrospective processes.

Mr. Beck noted that the department is engaging with Air B&B providers to ensure adherence to planning requirements.

It was agreed that the motion be referred to Mr. James Browne TD, Minister for Housing, Local Government and Heritage, and Mr. Alan Dillon TD, Minister of State with responsibility for Local Government and Planning, for their consideration and response.

**Management
report contd.**

Mr. Brian Beck, Director of Services, provided an update to the members on the Vacant Property Refurbishment Grant. This scheme is extended to 2030 and incorporates a commercial property conversion and he outlined the options under this option. He also noted the new living over the shop grant scheme. Workshops will be arranged for members when the details

of the scheme are available. He, together with Mr. Paddy Crowley, S.E. and Mr. Shane Grogan A/SEO, addressed queries raised by members.

Mr. Shane Grogan, S.E.O., briefed the members on the online system for reporting vacant or derelict buildings. He noted that a name is not required when reporting a building on the website. Once reported the building will be examined and engagement with the property owner will take place if required. There may be a requirement to go straight to a derelict site notice.

He noted that the Vacant Homes Tax (VHT) will migrate to a tax of which collection will be administered by revenue.

Eastern & Midlands Water Supply Project

The local authority is now engaged in the statutory phase of the Eastern & Midlands Water Supply Project. The deadline for individual submissions is 25 February 2026, while the local authority's submission must be completed by 31 March 2026. An external consultant has been appointed to prepare the submission on behalf of the council.

It was agreed that Uisce Éireann will provide a briefing to elected members on the Water Supply Project date to be confirmed following liaison with Uisce Éireann.

It was further agreed that a 2nd workshop will be arranged with elected members to consider the council's submission in advance of the council meeting on 9 March. Councillors will have an opportunity to add comments to the submission at the 9 March meeting, and the minutes will be appended to the final submission.

Mr. Beck proposed that this workshop take place on 24 February at 2:00 p.m. in Nenagh. This was agreed by the members.

Active Travel

Mr. Crowley provided an update on key active travel projects across the county.

Compulsory Purchase Orders

It was noted that there are 28 CPO's to commence by end Q1, 2026. There is a minimum period of 4 weeks allowed for objections to any CPO process.

Staffing

Appointments have been made to the Town Placement team.

Suspension of Standing Orders

On the proposal of the Cathaoirleach, it was agreed to suspend Standing Orders to allow the business of the meeting to be completed. It was agreed to adjourn for lunch and resume at 2.30pm.

Meeting resumed

The meeting resumed at 2.40pm

Item No. 7.2

**Report of the
Planning and
Emergency
Services SPC -
Housing
Solutions in a
Housing Crisis**

On resumption of the meeting, Mr. Brian Beck, Director of Services acknowledged the work of all involved in producing the report as circulated to the members. He invited Mr. Fergal O'Donnell, Senior Executive Planner to brief the members on the report.

Mr. O'Donnell stated that the document arose from a Motion before the council in 2024. The Housing Solutions in a Housing Crisis report outlines the work of the cross-sectoral group established in March 2025 to examine the potential of modular homes, log cabins and mobile homes as temporary responses to acute housing pressures. The group had regular meetings since it was established and he acknowledged the work undertaken by all involved in generating the report.

The report finds that while extensive research and established standards exist for Modern Methods of Construction (MMC)—particularly modular and panelised systems—there is limited reliable evidence to support the wider use of log cabins or mobile homes due to concerns around certification, safety and compliance. National and international case studies demonstrate that MMC can accelerate delivery, improve quality and sustainability, and help address labour shortages, though its cost-effectiveness depends heavily on a consistent pipeline of projects.

The report also reviews national policy, noting growing Government emphasis on MMC, including targets for its use in public housing, forthcoming exempted development provisions for small ancillary units, and the need for alignment with local development plan policies. Key challenges identified include certification delays, market uncertainty, insurance barriers and negative perceptions. The report concludes that MMC will play an increasingly important role in addressing housing needs and recommends that the Council develop supportive planning policies, engage with certified suppliers, collaborate regionally on procurement, consider MMC for Council-led schemes, and continue working with the Department on regulatory changes aimed at alleviating short-term housing pressures.

Cllr. Kennedy acknowledged the work of all in producing the report.

In response to members' queries, Mr. Beck clarified that the document presented reflected information available at a specific point in time. It was agreed that the report would be forwarded to the Department of Housing, Local Government and Heritage, as well as to all agencies that had engaged with the local authority during its preparation. He noted that the document could also serve as a valuable resource in the development of future policy.

Mr. O'Donnell provided members with a briefing on the accredited companies supplying modular homes in Ireland. He indicated that he was not aware of the relevant European accreditation standard, but confirmed that he would revert to Cllr. Browne with clarification on the matter. Mr. O'Donnell observed that while modular homes were often perceived as a cheaper option, the actual cost savings were not substantial, although there were clear advantages in terms of reduced construction time. He also emphasised the importance of collaborating with other local authorities, as

the county alone would not generate a sufficient pipeline of projects to support a scalable approach.

The members thanked Mr. O'Donnell for the comprehensive report on the matter, and he then withdrew from the meeting.

Management Report contd.

Emergency Services & Emergency Planning

Members paid tribute to the staff who had to attend a number of difficult road traffic accidents in the month of December.

There were no further queries or comments raised.

Library, Cultural Services & Biodiversity

Mr. Damien Ginty, Director of Services provided an overview of key items in the Management Report. He responded to general queries raised on the Management Report as follows:

Clonmel Library

A meeting took place with the Minister in Q4 2025, during which the significant funding shortfalls associated with the project were outlined in detail. It is hoped that the Part 8 planning process can commence in the coming months.

Finance & Information Technology

Mr. Mark Connolly, Head of Finance referred to the report as circulated. He noted that year end figures are being collated and a draft AFS will be brought to the council for noting at a future date. He said that he would be in contact with members with regard to the Rates Abatement Scheme Working Group

There were no further queries or comments raised.

Item No. 8.1

Agree Dates for Meeting

Mr. Ger Walsh, Meetings Administrator stated he would revert to the members on dates for the following: -

- Uisce Eireann briefing re Eastern & Midlands Water Supply Project
- Legal Briefing on Associated Companies Governance

Item No. 10.1 **Consideration of** **Orders for the** **period to the** **31/12/2025**

Chief Executive Orders and Delegated Officers Orders for the period to the 30th December, 2025 were noted.

Item No. 12.2

Cllr. J.P. **O'Meara (NOM** **Ref. No. 3076)**

The Motion Reference 3076 was proposed by **Cllr. J.P. O'Meara.**

The motion was seconded by **Cllr. Ml. Anglim.**

"That Nenagh Municipal District call on Tipperary County Council to write to the Minister for Transport requesting that he introduce legislation to ensure the compulsory wearing of hi visibility jackets by all E-Scooter and E-Bike users, in addition to the lights they are already compelled to have on same said vehicles."

The motion was supported by the members of Nenagh M.D.

In moving the motion Cllr. O'Meara stated that visibility was a fundamental aspect of road safety. Scooter drivers are currently treated the same way as cyclists.

Members spoke in support of the motion and stated there was a duty of care to other road users that must be considered. The

It was agreed to refer the motion to Darragh O'Brien TD, Minister of Transport with responsibility for national roads policy, road safety strategy, road licencing, testing and the national roads programme and to Mr. Seán Canney, Minister for State with responsibility for Road Safety for their consideration and response.

It was also agreed that the motion will be circulated to all local authorities.

The Motion Reference 3077 was proposed by **Cllr. Fiona Bonfield.**

The motion was seconded by **Cllr. Ml. Brennan.**

Item No. 12.3

Cllrs Fiona Bonfield, Louise Morgan Walsh, Michael Brennan (NOM Ref. No. 3077)

"That Tipperary County Council:

- Supports equal access to toilet facilities for people with chronic and invisible illnesses***
- Recognises the need 'No Wait Cards' to be placed on a statutory footing for people with chronic and invisible illnesses who require urgent access to toilet facilities.***
- Develops a voluntary 'No Wait' initiative, which invites local businesses to participate by allowing urgent toilet access to people who hold a valid a No Wait Card.***
- Provides recognition or incentives to business for their participation in the No Wait initiative, through promotional material such as window stickers, or through advertising in local business networks.***
- Works with the relevant health organisations and disability groups to raise awareness of the initiative with retail businesses."***

The response to the Motion was noted as follows: -

Tipperary County Council acknowledges the intent of the Notice of Motion and recognises the challenges faced by people living with chronic and invisible illnesses who may require urgent access to toilet facilities in order to participate fully in community life.

The Council notes that "No Wait" or "Can't Wait" cards are currently operated on a voluntary basis by health and disability organisations. The

card is issued by the organisation to individuals and may be presented discreetly to request urgent access to toilet facilities. The scheme operates on a goodwill basis only and carries no statutory or enforcement powers, with participation by businesses being entirely voluntary.

The Council further notes that there is no statutory framework to require private businesses to provide toilet access, and that any proposal to place such cards on a statutory footing would be a matter for national policy and primary legislation and is therefore outside the remit of the local authority.

Should National Policy or legislation be enacted in this area, then the Council will, within its existing functions, support awareness of such policy / legislation through signposting and information-sharing via established communication, community and business networks.

The Council remains committed to promoting inclusion, dignity and accessibility for all members of the community, subject to available resources and alignment with existing accessibility and inclusion policies.

Cllr. Bonfield welcomed the response and acknowledged the work of Mr. Mark Wall, Kildare South and Labour Party T.D. in the area.

Item No. 12.4

**Cllr. Andy
Moloney (NOM
Ref. No. 3078)**

The Motion Reference 3078 was proposed by **Cllr. Andy Moloney**.

The motion was seconded by **Cllr. Ml. Anglim**.

"That this council write to minister Jim O Callaghan to have the Chief Superintendent included as automatic appointee of the Tipperary Local Community Safety Partnership committee due to start up later this month."

It was agreed that the motion will be referred to the Minister for Justice, Mr. Jim O'Callaghan, TD for his consideration and response.

Item No. 13.1

**Reply from NTA
re Extension of
Free Fares for
Under-9s to
Commercial Bus
Operators**

This item was noted.

Item No. 13.2

**Letter of Thanks
from Tipperary
Driving Team
Ireland**

This item was noted.

Item No. 14.1

Motions from other Councils

The following Resolutions from other Local Authorities were considered and noted: -

Galway County Council

"Extension of Free Fares for Under-9s to Commercial Bus Operators That Galway City Council supports the immediate inclusion of Commercial Bus Operators (CBOs) in the Child Leap Card Scheme, which provides free bus travel for children under nine. Council notes: CBOs are an essential part of Ireland's public transport network, already delivering the Young Adult Leap Card and the Department of Social Protection's Travel Pass. Their exclusion from the under-9 scheme creates unfairness, particularly for rural families who depend on them, and risks a two-tier bus system. Extending the scheme would cost just €1 million, a modest sum that would support families during the cost-of-living crisis and encourage sustainable travel habits among children. Therefore, Galway City Council calls on the Minister for Transport and the National Transport Authority to: 1. Urgently include CBOs in the Child Leap Card Scheme. 2. Ensure a fair and consistent transport policy that treats all children equally, regardless of geography or bus service used".

Wexford County Council

"With winter approaching we would like to call for an urgent review of the Ash die back situation on our public roads. The older and bigger trees are now being affected and pose a serious risk to road users power lines and telecommunications networks we call on Co Councils, Departments of Transport, Agriculture and Environment to coordinate a plan to deal with this crisis unfolding on our roads".

Wexford County Council

"While strengthening the welfare and health of animals; making dog breeders and sellers more accountable, transparent and animal welfare centred in their dealings; this Council calls for the reformation of the Dog Breeding Establishment Act (2010) to incorporate "Scouts Law" into the act.

Scout's Law brings forward changes in the ages, duration and treatment/conditions of breeding age dogs, limits the amounts of litters in a lifetime, the establishment of a single Independent Regulator with a stricter inspection regime and supports for the Local Authorities to work with licenced breeders while outlawing the practice of backyard puppy farms in Ireland".

Wexford County Council

"That this Council endorses the End Discrimination of Inheritance Tax (EDIT) campaign and calls on Ministers for Equality, Norman Foley, Public Expenditure, Jack Chambers TD and Minister for Finance Paschal Donoghue, TD to commit to harmonising the inheritance laws and bands so that people with no direct descendants are treated as equals to families with children in inheritance law and succession planning".

Donegal County Council

"That this Council imminently seeks funding from the Department to purchase necessary equipment in relation to an "Emergency Household Response Package" for vulnerable households during the winter months,

where storms and flooding may occur, leaving people without power, heating, and no ability to access hot food. That this Council should have sufficient provisions in stock and in good time to help citizens”.

Kerry County Council

“That Kerry County Council endorses the End Discrimination of Inheritance (EDIT) campaign and calls on Ministers for Equality, Norma Foley, Public Expenditure, Jack Chambers and Finance Paschal Donoghue to commit to harmonising the inheritance laws and bands so that people with no direct descendants are treated the same as those with children under inheritance law and succession planning”.

Leitrim County Council

“That this Council write to the Minister for Education, Helen McEntee TD, and the Minister of State for Further Education and Skills, Marian Harkin TD, requesting that they develop an alternative pathway for students following completion of the Junior Cycle through the ETB and SOLAS and other networks, to provide skills-based and career-orientated and training opportunities in construction, business, IT, tourism, cosmetology, healthcare and agriculture – to offer students practical routes to employment and further study as an alternative to the traditional Leaving Certificate programme”.

Dún Laoghaire Rathdown County Council

“That Dún Laoghaire Rathdown County Council demands the Central Bank of Ireland must end any future complicity in the sale of Israeli war bonds.

This Council notes that these bonds, have since 1951 raised funds for the Israeli Treasury for use across the Israeli economy, including help to finance the Israeli military in its prosecution of genocide, war crimes, and the expansion of illegal settlements.

We note Dún Laoghaire Rathdown County Councils support for the international Boycott, Divestment & Sanctions (BDS) campaign in November 2023.

We further note, the following councils have passed similar motions earlier this year: Dublin City, Cork City, Galway City & County, Waterford City and County, Wexford County, Wicklow County, Lough County, Donegal County & Monaghan County.

We also note that the decision to switch the European prospectus of such bonds to Luxemburg was not an active decision made by the ICB. Ireland remains the designated ‘home member state’ for the approval of bond sales and played an active role of transferring this process to Luxemburg. Israel can also after a period of 12 months or so seek to return to the CBI for such approval.

We therefore call on the Chief Executive to write to the Taoiseach, the Tánaiste and the Governor of the Central Bank to demand they take measures to immediately and unequivocally end any future in facilitating the sale of Israeli bonds”.

Clare County Council

"That Clare County Council call on the Government of Ireland not to support the European Commission's proposal to establish a single common fund under the new Multiannual Financial Framework (MFF) 2028-2034, which would merge key EU policy instruments such as the Common Agricultural Policy (CAP) Cohesion Policy, and the European Maritime, Fisheries and Aquaculture Fund into one overarching funding mechanism.

This Council expresses concern that:

1. The proposed "common fund" risks undermining the integrity and transparency of longstanding EU policies that have delivered tangible benefits to Ireland's regions, farmers, and coastal communities.
2. The Commission's justification - that this structure would "simplify" the MFF - fails to recognise that simplification through centralisation can weaken the specific policy objectives and ring-fenced funding that underpin regional and rural development.
3. The proposal links the next MFF to the repayment of EU debt incurred under NextGenerationEU recovery instrument, creating fiscal pressure that is already leading to an overall 20% reduction in key investment areas compared with the current period.
4. The Commission's claim that the new MFF will be "the biggest EU budget ever" is misleading, as this increase is largely accounted for by debt repayments rather than by additional funding for future programmes or regional growth.

Accordingly, Clare County Council urges the Minister for Public Expenditure, NDP Delivery and Reform, and the Minister for Finance, to:

- Reject any move towards a single aggregated fund that would erode the distinct purposes of the CAP, Cohesion, and Fisheries policies;
- Advocate instead for a transparent, policy-based MFF that maintains clear and separate funding streams for agriculture, regional development, and the blue economy; and
- Support an ambitious, adequately resourced EU budget that ensures balanced and sustainable growth across Ireland and the European Union's regions."

Wexford County Council

"This council expresses solidarity with Mary Dunlevy Greene, Mary Donovan, Maurice Patton O Connell and Miriam Moriarty Owens, who are on hunger strike outside of Dáil Éireann, and the thousands of survivors of Ireland's Industrial and Reformatory Schools. We recognise the injustices that many survivors continue to face and we call on the Irish Government to immediately address this issue and to provide for the requests of these survivors including access to a full state contributory pension and H.A.A medical cards."

Laois County Council

"That Laois County Council calls on the Government to establish a Referendum Commission to implement the recommendations of the Constitutional Convention, concerning the nomination process for Presidential elections, as the current provisions contained in the 1937 Act are no longer fit for purpose"

Donegal County Council

"That this Council request the executive to run a public information campaign reminding homeowners to have their electrical systems checked, particularly in respect of older homes."

A number of houses have recently come to my attention with wiring failures, which pose a serious safety risk – particularly for elderly people living alone. Furthermore, I ask that this motion be circulated to all councils, as this measure has the potential to save lives."

Limerick City & County Council

"I will move at the next meeting of Limerick City and County Council that this Council write to the Minister for Culture, Communications and Sport, Patrick O'Donovan and the Minister for Justice, Jim O'Callaghan calling on them and the Irish Government to hold a formal national commemoration on 17th April 2026 to mark the 150th anniversary of the Catalpa expedition organised by John Devoy and John Boyle O'Reilly, which resulted in the famous rescue of six Fenian prisoners from a British penal colony in Fremantle, Western Australia and asking the Irish government to recommend that the six Fenian prisoners concerned, namely James Wilson, Thomas Hasset, Michael Harrington, Thomas Darragh, Martin Hogan and Robert Cranston be granted a posthumous presidential pardon."

Longford County Council

"I call on Longford County Council to write to the Minister for Health and ask them to reverse the decision of the OAP's having to pay for their blister packs of medication from the 1st of January 2026."

Clare County Council

"Clare County Council requests the Minister for Health to provide for Vaginal Estrogen Gels & Creams be available over the counter without a prescription like other countries."

Clare County Council

"That Clare County Council calls on the Irish Government to respond urgently to the concerns raised by John Collison (co-founder of Stripe) and by businessman Denis O'Brien regarding Ireland's declining economic competitiveness, infrastructure shortages, skills mismatches in the labour market, and challenges in our tax and regulatory environment.

Specifically, Clare County Council requests that the Government:

1. Prioritise a world-class education and skills strategy that ensures graduates are equipped for a rapidly changing global economy and increasing technological demands.
2. Accelerate planning and delivery of housing, transport and digital infrastructure in line with John Collison's concerns that Ireland is "going backwards" in developing the homes, transport networks and energy systems needed to support economic growth.
3. Promote a more agile, innovation-focused tax and regulatory system, addressing criticisms raised by Denis O'Brien regarding "digital colonialism" and Ireland's ability to sustain a competitive enterprise environment for both multinational and indigenous businesses.

4. Adopt a more ambitious national vision and leadership approach that strengthens ministerial accountability and reduces process-driven delays, ensuring Ireland remains future- focused and responsive to economic challenges.”

Clare County Council

“That Clare County Council calls on the Taoiseach to initiate a full and urgent review of local government funding, powers, and democratic structures, with a view to aligning Ireland with European norms. In the 2019 report “Democracy Works If You Let It” by Dr. Mary Murphy of Maynooth University, it was noted that only 8% of public spending in Ireland occurs at local government level, compared to an EU average of 23%.

The review must examine the overall financing model for local government, including the significant financial pressures placed on councils due to the requirement to fully fund pension obligations and to co-fund government schemes, often at levels ranging from 10% to 50%. It should also assess the employment status and pension arrangements of local authority staff, with a view to formally recognising all local authority employees as public servants and incorporating their pension entitlements into the public sector pension scheme.

Once completed and approved by Government, the review should be implemented through a clear and time-bound action plan to restore democratic accountability, strengthen local service delivery, and ensure parity of esteem for the workforce delivering essential public services. I request that this motion be forwarded to all County Councils.”

Item No. 15.1 **Expressions of** **votes of** **sympathy /** **congratulations**

Votes of sympathy were passed for the following: -

- The family of the late Tony McKenna, former Senator, former Cathaoirleach and former member of North Tipperary County Council
- The family of the late Peggy Roche ex Tipperary County Council and North Tipp Enterprise Board
- John D. Kelly (photographer) on the death of his mother, Mrs. Rena Kelly
- The family of the late Niamh Kinnane, Community Activist, Upperchurch
- Cllr. Seáníe Power Waterford City and County Council on the death of his mother Bridget (Breda) Power Ballyclough, Carrick-on-Suir, Waterford

Votes of Congratulations were passed for the following: -


- Upperchurch Drombane GAA Club on winning All Ireland Hurling Intermediate Club Championship

Members welcomed Ms. Anne Marie Devaney back to work.

Item NO. 16.1
A.O.B.

There being no other business, the Meeting concluded at 3.30 pm.

Signed/  Date
Cathaoirleach.

Signed/  Date
Meetings Administrator

