

**Minutes of December Meeting of Tipperary-Cahir-Cashel Municipal District held in the Council Chamber, Civic Offices, Tipperary Town and hosted remotely on Tuesday 17<sup>th</sup> December, 2024 at 11.00am**

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**Members Present:** Councillor John Crosse, Cathaoirleach  
Councillor Declan Burgess  
Councillor Liam Browne  
Councillor Mary Hanna-Hourigan  
Councillor Andy Moloney  
Councillor John O’Heney  
Councillor Annemarie Ryan (Shiner)

**Apologies:** Councillor Micheál Anglim  
Councillor Roger Kennedy  
Councillor Máirín McGrath  
Councillor Marie Murphy

**Officials Present:** Ms. Sharon Kennedy, Director of Service  
Mr. Anselm McGowan, District Administrator  
Mr. James Swords, District Engineer  
Mr. Tim Kilmartin, Executive Engineer  
Mr. Frank Cussen, Executive Engineer  
Mr. Michael Begley, Administrative Officer  
Ms. Adeline Walsh, Staff Officer

**Housing Directorate**  
Ms. Deirdre Flannery, A/Administrative Officer  
Ms. Breda Ryan, A/Administrative Officer  
Mr. Shaun Lonergan, Executive Engineer

**Planning**  
Ms. Ann Marie Devaney, Senior Planner  
Ms. Caroline Conway, Senior Executive Planner  
Mr. Shane Grogan, A/Senior Executive Officer  
Mr. Kieran Ladden, Senior Executive Engineer

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Mr. Anselm McGowan, District Administrator, commenced the meeting with the meeting prayer. The Cathaoirleach, Councillor John Crosse, welcomed everyone to the December Municipal District meeting and commenced the meeting.

**1.1 Disclosures/Conflicts of Interest**

There were no matters notified to the Meetings Administrator.

**2.1 Minutes of November Meeting of Tipperary-Cahir-Cashel Municipal District held on 25<sup>th</sup> November, 2024**

The minutes of the Tipperary-Cahir-Cashel Municipal District November meeting held on 25<sup>th</sup> November, 2024 were adopted on the proposition of Councillor Roger Kennedy seconded by Councillor Andy Moloney.

### **Matters arising from the minutes**

There were no matters arising.

### **3.3 Housing Directorate Report**

The Cathaoirleach welcomed Deirdre Flannery, A/Administrative Officer, Breda Ryan, A/Administrative Officer and Shaun Lonergan, Executive Engineer, Housing Section to the meeting. The team thanked the Cathaoirleach and taking their report as read were available to take questions from the Members.

Councillor Ryan (Shiner) sought clarification on when in 2025 the Cluid Housing Development at Rosefield, Dundrum Road would be delivered and an update on the development at Fr Matthew Street, Tipperary Town. She also asked if there are any other plans for developments in Tipperary Town. Councillor Hanna Hourigan referred to HAP inspections and noted that a lot of properties are failing because some of the works required are excessive. She commented that some of the private rented accommodation are in better condition than the Council housing stock and some works required wouldn't be done in our own homes. She tried to contact the HAP inspector because a lot of the landlords are leaving the market. Councillor Moloney referred to an inspection carried out and listed a cracked tile. The landlord spent €12,000 on the house two years ago and now be required to spend another €4,000. As a result, he has served a Notice to Quit and is selling the house because he is making nothing from private rented. He also requested an update on when the development at Mountain View Drive will start and noted that the 48 houses at Dun Uisce are nearing completion. Councillor Browne asked if all the houses at Bregawn have been allocated and how long do they have to accept. He also asked when the houses at Coopers Lot Cashel will be offered. Councillor Crosse asked if landlords could be afforded more flexibility when carrying out works to HAP accommodation. Councillor Crosse referred to a particular individual in Tipperary Town who unfortunately had to leave his current accommodation and had been offered a "9 to 9" place in Clonmel and he may have to wait 6 to 9 months for a suitable offer to come up in Tipperary Town.

In response Ms Ryan confirmed that the HAP inspections are carried out in accordance with Guidelines from the Department and a full inspection is carried out on all properties, items cannot be ignored. Councillor Moloney asked if items could be categorised into urgent, routine etc. Ms Ryan confirmed that she will take the comments in relation to homeless back to the Homeless Services Team, however the team has to be consistent in their approach. Mr Lonergan confirmed that the Rosefield Development is scheduled to be completed in Q3, 2025 and

the private element of the development will be completed first. He also advised the Members that there has been delays with the Fr Matthew Street site because they have uncovered a 16<sup>th</sup>/17<sup>th</sup> century burial ground. They are currently liaising with National Monument Service and they may only be permitted to develop a portion of the site. The Cahir Mountain Road Development will be going to tender shortly and that there was significant delay with Uisce Eireann. Mr Lonergan also confirmed that there are ongoing discussions in relation to other potential developments in Tipperary Town, however nothing finalised. They are progressing plans for 5 derelict one off houses in Tipperary and encourage the Elected Members to bring other potential sites to their attention. Ms Flannery confirmed that the nomination process for Bregaun has been completed and it's with the voluntary body to complete the allocations. She expected that the nominated process for the development on the Old Road, Cashel will commence in the new year. Councillor O'Heney sought an update in relation to the development in Cullen village and he was advised that this is a turnkey development and there are outstanding issues with taking in charge which need to be completed by the developer. Councillor Browne wanted to support the call for '9 to 9' services at this side of the county and also asked if other local authorities were using the B&B in John Street to accommodate people in need of homeless services. Ms Ryan confirmed that Homeless Services operate on a regional basis and it may be used by Waterford County Council and other local authorities within the southeast region. Councillor Browne referred to Laois County Council and Ms Ryan confirmed that she would get Ms Helen Butler, The Homeless Officer to contact him. Councillor O'Heney requested an update in relation to the site at Hollyford and he was advised that the Roads Section is the lead on this project.

The Cathaoirleach thanked the Housing Team.

### **3.4 Planning Directorate Report**

The Cathaoirleach welcomed Ann Marie Devaney, Senior Planner, Caroline Conway, Senior Executive Planner, Shane Grogan, A/Senior Executive Officer and Kieran Ladden, Senior Executive Engineer. Taking their report as read they opened the floor for questions.

Councillor Hanna Hourigan asked Mr Grogan if progress could be made on the derelict sites because it is very slow. She also wanted to thank Kieran Ladden for being so proactive in dealing with Glen Court, Emly. Councillor Ryan (Shiner) also wanted to express her thanks to Mr Ladden in relation to Glen Court. She also asked that Mr Grogan would make a presentation to the elected Members on the plans for Town Centre First Project. Councillor Moloney also thanked Mr Ladden for the progress made in the estate at Dun Uisce. Councillor Ryan (Shiner) sought clarification in relation to the Historic Structures Fund and the Built Heritage Investment Scheme. Councillor Crosse also thanked for the team for the progress made on DPIs across the District. Ms Kennedy advised that there are a number of teams migrating into Planning and at the March Meeting

there will be a presentation made to the Elected Members on the focus for each town including Project 2040, ORIS/TVR etc. She confirmed that they are still migrating staff and that recruitment is a significant challenge but plans are being progressed for all towns. Councillor Browne also thanked Mr Ladden for being so helpful to him as a new Councillor. He asked if Tipperary County Council would be having regard to the High Court decision in relation to temporary IPAS accommodation. The District Director, Ms Kennedy advised that she has not seen the full report and she made clear that Tipperary County Council does not provide accommodation, that any accommodation provided is through IPAS and that the Council is only asked for feedback. She understood that the particular High Court case referred to tented accommodation and that this is not a concern for Tipperary County Council. Councillor Browne referred to planning law and the right to object. Ms Kennedy advised that the high court took the decision that the state no longer wished to pursue their defence and if any planning application is lodged any 3<sup>rd</sup> party has the right to make an observation.

Mr Shane Grogan advised that in relation to derelict sites, 2 vacant homes offices have moved from the housing team and from January there will be two staff focusing on derelict sites. He invited the Members to bring derelict sites to the attention of the team because there will be a renewed focus from January. Councillor Hanna Hourigan asked what is the procedure for dealing with property owners who are not engaging. Mr Grogan confirmed that they will be following the legal process including applying the derelict site levy and move to CPO if required. However, this will be the last resort and the focus will be to engage with property owners and encourage them to avail of the funding streams available. Councillor Ryan (Shiner) advised that there are numerous sites in Tipperary Town which are long term derelict and are impacting on neighbouring properties. Mr Grogan confirmed that with rising market value he would be stressing that people would engage or the derelict site levy will be applied. Ms Devaney confirmed that 33 recommendations under the Historic Structures Fund went to the Department and it is hopeful that funding would be approved. The projects are to the value of €1.8million. She advised the Members that public buildings can be considered under the Built Investment Scheme. Councillor Crosse referred to a landowner who wished to make a submission in relation to land zoning and Ms Devaney advised that a number of workshops will be held with the Members as part of the Local Area Plan Review.

The Cathaoirleach thanked the Planning Section staff.

### **3.5 District Engineer's Report**

The District Engineers report was circulated with the agenda and the District Engineer advised the Members that there are only three projects ongoing at present which includes the Cashel Storm Water monitoring, Ballyporeen Bridges which are nearly finished and the wall in Cahir carpark which will be finished next week. The District Engineer wanted to thank the Members on behalf of all the

staff for their engagement throughout the year and the infrastructure within the District is in a better place.

Councillor Moloney referred to the number of large trees that fell during the storm which blocked roads and left many homes without electricity. He asked if we could be more proactive in sending out Notices. Councillor Browne complimented the District Engineer and his team for being so helpful. Councillor O'Heney also thanked the engineering team and requested that they could inspect the Market Bridge at Rossadrehid as there are concerns in relation to the foundation stones. Councillor Ryan (Shiner) referred to a bridge at Limerick Junction which was recently hit by a car and she also asked if speed ramps could be installed at Station Road. Councillor Anglim wanted to thank James Swords, Pat O'Neill and the whole team and asked if pressure could be put on landowners to cut hedges because school buses and the mirrors of trucks are being damaged. Councillor Crosse referred to a number of black spots and asked if a programme could be put in place.

In response, Mr. Swords advised that this District is very proactive in pursuing landowners who do not maintain their roadside boundary and have taken landowners to court. He confirmed that when a CRM is lodged with a dangerous tree it goes onto a list for inspection. The Roads Section are also very proactive with advertising campaigns advising landowners of their responsibilities. In relation to the bridge in Rossadrehid he confirmed that the Council has applied for a Bridge Rehab Grant and they are expecting a decision in February/March. Tim Kilmartin has a design prepared for Station Road junction which will recreate more visibility and a raised pedestrian crossing.

### **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 St Johns Graveyard because she has received no response to her emails. She also requested an update in relation to the allotments. Councillor Ryan (Shiner) expressed her disappointment that the current condition of the River Ara and the rubbish which is visible. She also asked that Tipperary Revitalisation would be recognised in the District Administrator Report for the involvement it has in many of the project in Tipperary Town. Councillor O'Heney also expressed his concern in relation to the River Ara and that it is taking away from the town. He also requested that Sean Treacy Swimming Pool would engage with more active retirement groups and felt it was important to meet with the management of the swimming pool. Councillor Hanna Hourigan referred to the development of the River Ara Walkway and that the river is now filthy. She also referred to the deteriorating condition of the playground at Canon Hayes Centre. Councillor Ryan (Shiner) advised that she previously contacted the Sports Partnership to see if Aqua Aerobics could be run in Sean Treacy Swimming Pool. Councillor Hanna Hourigan advised that she requested a meeting with Pool Management and has got no response.

The District Director advised the Members that the pool currently has difficulties retaining and recruiting staff which effects opening hours. She appreciated that there are significant challenges and agreed to arrange a meeting with Members in January. She advised that she does not want the pool to be perceived negatively because it provides facilities for schools and groups. She confirmed that due to health and safety requirements there are difficult challenges faced by Brendan and the pool staff. She referred to unannounced HSA inspection at the pool which was very positive and this that is a testament to the management of the pool.

In response the District Administrator confirmed that Mr Denis Holland was going to proceed to register St Johns Cemetery as a Council graveyard because there were active burials ongoing. This would in turn allow the group to seek funding to lay hardcore and gravel pathways which would be in keeping with the graveyard. The District Administrator agreed to follow up with Mr Holland. In relation to the allotments he confirmed that there are a number of issues which need to be resolved included trespass and illegal dumping, however he agreed to set up a meeting. The District Administrator advised that he streamlined the DA report but acknowledged that Tipperary Revitalisation should be acknowledged for their contribution. He confirmed that in relation to the River Ara that there is no legal basis which empowers the local authority to clean the River Ara and he was unable to identify who was responsible. The Cathaoirleach proposed that the Municipal District would follow it up with LAWPRO, Inland Fisheries and Waterways Ireland.

#### **4.1 Chief Executive/Delegated Officers Orders**

The orders were noted.

#### **5.1 Councillor John Crosse (Ref ID 2910)**

In light of the reduced parking on Fr. Matthew Street Tipperary Town due to the current roadworks scheme I am calling on this Council to provide sufficient parking spaces in the short term and to consider the long-term effect of the reduced parking that has been enjoyed by the residents of this street over many years.

#### **Reply**

1) Short-term parking – the Council will provide some additional convenient temporary parking to facilitate the residents of Lower Fr. Mathew Street while major works are underway in this immediate area. Details of additional replacement parking will be notified shortly to residents who are affected.

2) Long-term parking – overall parking provision in the scheme matches the measured car parking demand on the street. Note there is a situation in front of Sean Allen Terrace where cars were parking on the footpath causing damage to the footpath and making it difficult for pedestrians to get by safely. While the

scheme restricts parking here, the public lane at the rear of Sean Allen Terrace will be resurfaced to provide adequate additional permanent replacement parking.

This motion was seconded by Councillor Andy Moloney.

### **6.1 Votes of Sympathy**

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

- Billy Hayes, Donaskeigh, Co Tipperary

### **6.2 Votes of Congratulations**

There was no vote of congratulations

### **7.1 Email from Thoas Kerschbaumer, Mautern**

The District administrator read out an English translocation of the letter from Thoas Kerschbaumer and it was agreed that it was important to maintain the strong link that already exists with Mautern.

### **7.2 Email from owners and residents on William Street, Cashel**

It was agreed that the Elected Members would be advised of the options available to them in terms of the Plebiscite for William Street, Cashel

**This concluded the business of the Municipal District meeting.**

Signed/  Dated/ 27/1/2025  
Cathaoirleach

Signed/  Dated/ 27/1/2025  
District Administrator

