

**MINUTES OF PROCEEDINGS OF THE CLONMEL BOROUGH DISTRICT
MONTHLY MEETING, HELD AT 4.30 p.m. IN THE TOWN HALL, PARNELL
STREET, CLONMEL, CO. TIPPERARY ON WEDNESDAY, 17th June, 2020.**

Present: Councillor Pat English, Mayor
Councillor Richie Molloy
Councillor Niall P. Dennehy
Councillor Siobhán Ambrose
Councillor Michael Murphy

In attendance: Ms. Sinéad Carr, Director of Services
Mr. Eoin Powell, District Engineer
Mr. Michael Moroney, District Administrator
Ms. Marie O'Donnell, Staff Officer

Also in attendance: Mr. Brian Beck, Senior Planner, Planning
Mr. Kieran Ladden, Senior Executive
Engineer
Mr. Pat Holland, Administrative Officer
Mr. John Fogarty, Executive Engineer

Item 1.1 Disclosures or Conflicts of Interest

None Declared.

Cllr. Niall Dennehy queried if this item was unique to local authority members and does it also apply to Central Government. Mr. Michael Moroney, District Administrator agreed to look into this and revert.

Item 2.1 Minutes of Meeting held on 20th May, 2020

The minutes of the monthly meeting of Clonmel Borough District held on the 20th May, 2020, as presented, were proposed by Councillor Cllr. Siobhán Ambrose, seconded by Councillor Michael Murphy, and agreed by all.

Item 3.1 Attendance of Representatives from Planning Directorate

Mr. Brian Beck, Senior Planner and Mr. Kieran Ladden, Senior Executive Engineer referred to a district briefing note circulated to Members with the agenda detailing key issues relating to the Planning Directorate.

Key issues in the briefing note included:

- New Policy/Strategic Issues – County Development Plan
- Urban Regeneration and Development Fund
- County Development Plan
- Clonmel 2030 Transformational Regeneration
- Kickham Barracks Regeneration (Phase 2)
- Clonmel – Flights of Discovery
- Clonmel Public Realm Enhancement
- Conservation Grant Schemes 2020
- Taking in Charge
- Enforcement Proceedings in 2020

The following queries were raised by members:

- Members thanked the Planning Section staff and also Mr. Michael Moroney, District Administrator and Ms. Sinéad Carr, Town Manager on all the work that was carried out on the URDF application. They also

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acknowledged how it was expertly described in the feature article in the Nationalist Newspaper in the previous week which really reflected the ambition and vision for the town of Clonmel.

- There are stipulations on getting planning around Clonmel, it can be very hard. You need to be a farmer or farmer's son or daughter. Individuals with land are finding it extremely hard to get planning permission. People are moving to other areas such as Waterford, it is something that we need to look at going forward in our development plan.
- Referring to housing density and the number of refusals that have occurred on large housing schemes recently because there weren't enough houses in the scheme. Members raised concerns that the local development plan was being ignored at national level, this needs to be sorted. It seems that Clonmel is being put in the same category as Dublin in relation to densities which is very unfortunate.
- Can the Members alter the planning regulation regards density or is it set by the Department in Dublin?
- Updates were sought on taking in charge in relation to Crann Ard and Glencarra on the Fethard Road and also Meadow Lands.

Members' queries and issues were responded to as follows:-

- Planning officials agreed with Members in relation to density issues. They re-assured Members that the TCC Planning Directorate will never go against the local development plan adopted by members and the densities therein. However, An Bord Pleanála do have the legal right to over rule our density and have done so, not only in Clonmel but for other towns in County Tipperary also.
- Word needs to get out to the members of the public that if they object to larger building developments that are within the density adopted by the Members in the local development plan, that if it escalates to An Bord Pleanála they will insist on higher densities. It is a very complex area and people don't realise that this is what will happen.
- The National Planning Framework requires that 30% of all houses that go into Clonmel go into green sites and also requires us to zone land in Clonmel and to increase the densities. It also identifies towns like Clonmel that have substantial growth and that the urban areas around the town should not allow for housing development to take place except in exceptional circumstances.
- In relation to taking in charge, the Planning Section are in the process of engaging with Irish Water to arrange a meeting to view several estates that we are awaiting correspondence back from. They are also engaging with bond holders and developers.
- Meadow Lands in Clonmel, Planning are liaising with the developer of the site at the moment, including Irish Water.
- Cran Ard and Glen Carra, Planning have correspondence from Irish Water but have a meeting scheduled to go through this correspondence with them, this should progress the taking in charge process.

The Mayor thanked Mr. Brian Beck, Senior Planner and Mr. Kieran Ladden, Senior Executive Engineer from Planning for their attendance and report.

MINUTES OF PROCEEDINGS OF THE CLONMEL BOROUGH DISTRICT MONTHLY MEETING, HELD AT 4.30 p.m. IN THE TOWN HALL, PARNELL STREET, CLONMEL, CO. TIPPERARY ON WEDNESDAY, 17th June, 2020.

Item 3.2 Attendance of Representatives from Water Directorate

Mr. Pat Holland, Administrative Officer and Mr. John Fogarty, Executive Engineer referred to a district briefing note circulated to Members with the agenda detailing key issues relating to the Water Directorate.

Key issues in the briefing note included:

- Irish Water Investment Plan
- Networks Portfolio Delivery (Water)
- Watermains Rehabilitation Works
- National Disinfection Programme
- Water Treatment Plant Assessment
- Necessary Upgrade Works
- Networks Portfolio Delivery (Wastewater)
- Non-Domestic Water Charges
- Council Workshop with Irish Water

The following queries were raised by members:

- There is a very bad water supply in Cherrymount and Glenconnor is there any update?
- In relation to the Irish Water Investment Plan and the delays, it has been proposed to make an extension to the Monroe supply for the Town. There have been continuous problems with that supply in relation to lime scale etc. The two water supplies at Glenary and Poulaganogue have supplied the town well over the years. The investment should be put in to both those supplies in town.
- With regards to houses that have combined drains could there be a grant scheme that allows the house that is serving other houses to have the sewerage point moved out to the main road as it is causing a huge expense to the unfortunate householder. It could then be serviced by Irish Water.
- Is there any grant scheme available for people living in areas of hard water as it plays havoc with electrical appliances.
- Update sought on extraction of water licence at Inishlounaght.
- A lot of scheduled maintenance going on around the town at the moment, communication from Tipperary County Council has been excellent however, when works is being carried out directly by Irish Water communication is very poor.
- Outages over two districts recently which included Kilsheelan, it continued for 4 days, if you could let us know what happened in Kilsheelan between Friday and Tuesday? Why were no tankers mobilised. Have measures been put in place to avoid a re-occurrence?

Members' queries and issues were responded to as follows:-

- The poor water supply in Glenconnor and surrounding areas are because these are elevated areas, there are on-going water pressure issues there and there are currently no plans but Water Section are looking at other opportunities that might come along such as directing water in a different way.
- The delay in the abstraction licence, it is purely legislative at the moment. However, the Monroe scheme is definitely to be put to use if possible to alleviate any shortfalls that come in to play in the short-term.

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- A grant scheme for combined drains and hard water would be very useful. Currently we don't have an avenue for them only to guide them and give advice.
- Design for the Inishlounaght water abstraction has been set and what will be presented for the abstraction licence, other steps that will only come into play once that has been done, such as investments etc.
- The treatment plant will be located off the Cahir Road Roundabout between the road and the railway (near St. Patricks Well).
- A report will be requested with regards to the issues that occurred in Kilsheelan. If no water is expected to be available for greater than a 24hr period, Irish Water would give a tanker to the area where reasonably possible.

The Mayor thanked Mr. Pat Holland, Administrative and Mr. John Fogarty, Executive Engineer, Executive Officer from Water Section for their attendance and report.

Item 4.1 – Report of District Administrator

The District Administrator report was circulated to Members with the agenda and the following queries were raised by Members:

- The Blueway is an excellent amenity and an evolving one, currently it is dangerous walking there as cyclists and pedestrians do not know what side they should be at. It is acknowledged that there is already a lot of signage on the Blueway, maybe a stencil would work or maybe signage at access points, some kind of guidance for users.
- On the Blueway there are some pinch points where signage is there already to ask cyclists to dismount – this is not being done, maybe signage needs to be bigger?
- It is great to see playgrounds open again and they are really busy. In particular Mulcahy Park. A request has been made to designate a specific hour in playgrounds for children with additional needs and disabilities.
- There are a number of adults and children cycling on footpaths around the town of Clonmel of late, we need to get the message out that this is not acceptable especially when elderly people have to get off of the footpath to accommodate the cyclist.
- Is there any update on the Clonmel Arms Hotel, CCTV Extension and also with respect to the new Garda Station, it is on a PPP project with Clonmel and two other towns, one may have changed designation within the Garda organisation, in the event one of those were not be part of PPP, just to clarify, would that hold back Clonmel?
- There was a call last year for an effectiveness evaluation of the Car parking Strategy. When can members expect to see this presented?
- There was news that the Clonmel Arms Hotel was currently up for sale again, this would be disappointing. Does the District Administrator have any other details on this?
- In relation to outdoor recreation infrastructure scheme, Suir Island and the Mill Race when do you envisage works will commence?
- Members praised the Tidy Towns Committee and the volunteers who showed up to help in the Spring Clean in Clonmel, over 30 people attended which was very positive.
- What is the update on Musgraves property?

MINUTES OF PROCEEDINGS OF THE CLONMEL BOROUGH DISTRICT MONTHLY MEETING, HELD AT 4.30 p.m. IN THE TOWN HALL, PARNELL STREET, CLONMEL, CO. TIPPERARY ON WEDNESDAY, 17th June, 2020.

- Have there been any names chosen yet for the new housing scheme in Glenconnor?
- We need to have the railway line in Clonmel reinstated and make sure it comes back and is fit for purpose. We need to write to Irish Rail and the Minister of Transport to progress the matter further.

Members' queries were responded to as follows:

- The District Administrator and the District Engineer can look in to the queries raised in relation to the Blueway. The bottom line is that the use of the Blueway comes down to people's consideration and behaviour on the trail which is a shared space.
- The issued raised in relation to the playgrounds is a reasonable request and one that the Council will examine.
- In terms of the Parking Strategy and the effectiveness evaluation, this has been on-going and will be an item on the agenda for July Monthly Meeting.
- Cycling on footpaths will be brought to the attention of the Gardai as that is a policing matter.
- There has been ongoing liaison and discussion regarding the Clonmel Arms, Planning Department and Developer and his design team around the suite of conditions that are attaching to the permission that was granted. The matter rests with the Developer to decide his next move. The District Administrator is not aware of the property being up for sale again.
- In relation to the CCTV Extension, the local Gardai have responded to queries that were raised at national level and the matter is currently back at that level.
- The outdoor recreational infrastructure scheme, the intention would be to have that work commenced later this year.
- The Tidy Towns Committee was very enthused by the turnout. The Borough District has currently agreed to fund the development of a 5 year action plan over the coming months to give them further stimulus and direction.
- Musgraves have confirmed that they have disposed of the property but would not disclose the new owner. Once the Council finds out who the new owner is, we will contact them to ascertain their intentions.
- We can forward correspondence to the Minister and the local Irish Rail Manager in terms of seeking a meeting about the rail service/line.
- There has been work by the OPW in relation to the Garda Station and engagement with our engineer. Clarification will be sought for the point raised relating to the PPP element.
- In relation to Glenconnor Housing Estate, the Council will be commencing the allocation process in the next few weeks. There is a procedure in place that must be adhered to in regards to the naming of the new Estates, it goes through the SPC.

Item 4.2 – Covid-19 Recovering, Reopening and Revitalising of our Town Centres – draft Action Plan for Clonmel Town Centre

All members praised the draft action plan for Clonmel. The different and varied initiatives and opportunities for businesses in the town were very much welcomed by all Members and it was agreed that it needed to be heavily promoted so that people knew of the opportunities that were available. The draft

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Action Plan was proposed by Councillor Michael Murphy, seconded by Councillor Pat English, and agreed by all.

Item 4.3 – Report of District Engineer – Roads Program

The District Engineer report was circulated to Members with the agenda and the following queries were raised by Members:

- All Members thanked the District Engineer and his team for the works that have been carried out around the District such as patching work and also the fencing on the Blueway near Carey's Slip which stopped a lot of anti-social behaviour around that area.
- What type of work will be carried out at the Elm Park Playground with the grant that is available at the moment?
- Will the sand stone that was taken down in Gordon Street Car Park be re-used, will we be marking where the Town Wall went along the car park?
- Update sought in relation to the Marfield Lake Flood alleviation project?
- It was disgraceful the way the people living around the by-pass were treated last week by the TII in relation to the N24 road works, no notice went out to the residents to tell them that they would be working during the night.
- In relation to the Marfield Village Traffic Calming plan is there any update on when the design will be completed?
- Street cleaning in Clonmel has become a problem as bins are not being collected at the weekend, lots of complaints that the bins are full.
- Any update on the Thomas Street pinch point, especially as telegraph poles were moved if we could narrow the footpaths this would help?
- Junctions in the district have become overgrown and need to be tended to.

Members' queries and issues were responded to as follows:-

- The Elm Park Playground grant will likely cover the replacement of the ground surface covering and some paintwork to the fencing.
- Yes the sandstone from Gordon Street Car Park will be re-used. There is a mark to go on the ground where the original wall once lay.
- There has been no word back from OPW regards the Marfield Lake Flood Alleviation Project; update will be sought.
- As the works on the N24 are the responsibility of the TII the District Engineer was not aware of the works either being carried out at night and understood the frustration by so many of the residents nearby especially with the high level of noise from angle grinders etc. As part of the contract they must send out letters to residents prior to the works being carried out.
- In relation to the Traffic Management Plan in Marfield, there is only very minor works there as the budget is very small. We can't put ramps there because it is a regional road. Still in the process of designing a plan.
- Currently the District Engineer is carrying out surveys 7 days a week to ascertain a solution to the bin collection issue. No bin is being collected at the weekend as overtime restrictions have been put in place. If a revamp of bin collection route can alleviate the problem then this will be done.

Item 4.4 – Report of District Engineer – Housing Voids Programme

The District Engineer report was circulated to Members with the agenda and was noted.

MINUTES OF PROCEEDINGS OF THE CLONMEL BOROUGH DISTRICT MONTHLY MEETING, HELD AT 4.30 p.m. IN THE TOWN HALL, PARNELL STREET, CLONMEL, CO. TIPPERARY ON WEDNESDAY, 17th June, 2020.

Item 5.1 Chief Executive/Delegation Officers Orders – Period up to 17th June, 2020

The details of the Chief Executive/Delegation Officers Orders were noted.

Items 6.1 to 6.3 - Notice of Motions

Motion 1889 was proposed by Cllr Siobhán Ambrose

What is the latest update regarding the provision of a Digital Hub in the centre of Clonmel?

Reply:

SIRO are due to complete remaining works to the provision of high speed fibre broadband to all parts of Clonmel by the end of Q3, 2020 (some delays were experienced due to Covid19 restrictions on construction activity). SIRO have indicated a willingness to engage with any interested business or business groups in relation to the provision of a digital hub in the centre of Clonmel and the Broadband Officer and Tipperary County Council are willing to facilitate initial discussions with interested stakeholders.

The motion was seconded by Cllr. Pat English

The reply to the motion was noted.

Motion 1890 was proposed by Cllr Siobhán Ambrose

That Clonmel Borough District Council writes to the Department of Rural and Community Development requesting them to review the clár designation scheme in the context of all of the rural areas around Clonmel as under their current designation only one area Killaloe has been identified for the entire Clonmel rural area.

Reply:

Subject to approval by the members of the Borough District, this motion will be forwarded to the Department of Rural and Community Development for consideration and response.

The motion was seconded by Cllr. Richie Molloy

The reply to the motion was noted.

Motion 1891 was proposed by Cllr Siobhán Ambrose

What is the latest update regarding the rollout of phase 2 of Questum?

Reply:

PM Group were commissioned to look at possible locations for an Advance Technology Building (ATB) in the Business, Science and Technology Campus in Ballingarrane. These options were considered at both the January economic forum and by the January meeting of the advisory board of Questum. Movement to the next stage in the process of design and business case development/part 8 planning was delayed in the last 3 months due to Covid19 and is due now for action in Q4, 2020 and will form part of the budget capital application for 2021.

The motion was seconded by Cllr. Pat English

The reply to the motion was noted.

Item 7.1 – Correspondence

There was no Correspondence.

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Item 8.1 - Votes of Sympathy/Congratulations

There were no votes of sympathy/congratulations

Item 9.1 - Any other business

There was no other business.

Signed: 
Mayor of Clonmel Borough District

Date: 15/07/2020

Signed: 
District Administrator

Date: 15/7/2020