



MINUTES OF THE JANUARY MONTHLY MEETING OF THE THURLES MUNICIPAL DISTRICT WHICH WAS HELD IN THE TIPPERARY COUNTY COUNCIL DISTRICT OFFICES, CASTLE AVENUE, THURLES ON 20th JANUARY, 2020

Present: Councillor Michael Smith Cathaoirleach, presided.

Councillors Noel Coonan, Seamus Hanafin, Shane Lee, Michéal Lowry, Jim Ryan, Peter Ryan and Sean Ryan.

Also Present: Eamonn Lonergan Acting District Manager
Thomas Duffy District Engineer
John Jones Executive Engineer
Janice Gardiner Acting Meetings Administrator
Deirdre O'Shea Senior Staff Officer

Apologies: Councillor Eddie Moran

Proposed Civic Reception for the Borris-Illeigh Senior Hurling Team.

The Cathaoirleach paid tribute to the Borris-Illeigh Senior Hurling Team and backroom squad on their heroic performances over the last year which culminated in them reaching the All Ireland Senior Club Hurling Championship Final on 19th. January 2020. He proposed the holding of a Civic Reception early this year, in recognition of their achievements, which was seconded by Councillor S. Hanafin.

1. Adoption of Minutes.

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

"That the Minutes of the December Monthly Meeting which was held on the 16th. December, 2019 be adopted as a true record of the business transacted at the Meeting."

2. Presentation on Refugee Resettlement by Padraig Ryan, Social Worker, Tipperary County Council and Cora Horgan, Youthwork Ireland.

Sinead Carr, Director of Housing Services, Padraig Ryan, Social Worker, Housing Section and Cora Horgan, CEO, Youthwork Ireland were in attendance for this item.



The following points were made by them in the course of their presentation:-

- Ireland committed to support the resettlement of 4,000 refugees under a protection programme from 2017 - 2021.
- There will be 45 families accommodated in County Tipperary and the towns were identified by the Tipperary Resettlement Inter-Agency Forum based on a comprehensive audit of relevant services available in all of the towns which was conducted over the last year. 5 families will be accommodated in standard local authority housing in Templemore town in the coming months.
- Youthwork Ireland, who have extensive experience in working with families, young people and the Syrian community in Thurles town, were selected as programme implementers following a competitive tendering process.
- They are in the final stages of the recruitment of two Resettlement Workers and two Intercultural Workers, some of who are fluent in Arabic.
- The process will involve supporting all of the families to access services and integrate with the community, working with families on both an individual and group basis to determine their needs and liaising with agencies and local groups to identify available supports.

The Members raised the following issues:-

- The need to be open and transparent at all times in regard to the resettlement project.
- The greatest challenge is sourcing employment opportunities for refugees.
- Establish when and how community engagement will take place.
- There are refugees currently living in overcrowded conditions in Roscrea town.
- A number of HAP properties in Templemore town do not meet legislative standards for rented accommodation.
- There is already a shortage of social housing in Templemore for approved housing applicants.

Responses to the issues raised were as follows:-

- Information on the Resettlement Programme in County Tipperary has and will continue to be provided to the Members as it becomes known.
- The Council has more than exceeded its targets under Rebuilding Ireland and will continue to accommodate housing applicants who are in the greatest need of social housing in Templemore.
- The Tipperary Resettlement Inter-Agency Forum will examine employment opportunities for refugees and discussions are taking place with the ETB in regard to English language classes.



- Contact has been made with residents groups in the towns where the refugees will be housed and it is anticipated that a liaison committee will be established in each town to ensure effective integration of the families into their respective communities.
- The Council was not involved in the rehousing of refugees in Roscrea town under the Asylum Seekers Programme which is managed very differently from the Refugee Programme.

The Cathaoirleach thanked Sinead, Pdraig and Cora for their contributions and they withdrew from the Chamber.

3. Consider Application to An Bord Pleanála by the Strategic Housing Development (SHD) under Section 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016 for land at Mitchel Street, Thurles, Co. Tipperary.

Mr. Brian Beck, Senior Planner and Ms. Ann-Marie Devaney, Executive Planner, Planning Section were in attendance for this item.

Ms. Ann-Marie Devaney provided an overview of the proposed housing development at Mitchel Street, Thurles, as follows:-

- The application for 122 residential units was made directly to An Bord Pleanála in accordance with legislative requirements.
- An Bord Pleanála has a mandatory 16 week time period to decide on the application and cannot seek further information from the applicant.
- Section 8(4) of the Planning and Development (Housing) and Residential Tenancies Act 2016 requires that (i) the Elected Members be notified of the making of the application and provided with information on how to make a submission together with timelines for making a submission - addressed in correspondence issued on 2nd. January 2020; (ii) the Elected Members be given details of the application consultations that have taken place, opinion issued by An Bord Pleanála, information raised in submissions/observations and views of the Chief Executive where the submission period has expired.
- The application was submitted to An Bord Pleanála on 20th. December 2019 and the case is due to be decided by 20th. April, 2020.
- The proposed development consists of 24 duplex apartments and 98 houses with open space provision of 26% and 242 car spaces to be developed in three phases on 4.96 hectares off Mitchel Street and Bohernamona Road, Thurles. One of the houses will be designed with "In Home" childcare facilities as there is not a need for a purpose built crèche in Thurles.
- The consultations (pre planning and tripartite meetings) that have taken place in regard to the proposed development.
- The opinion issued by An Bord Pleanála which advised further consideration / amendment to the development in regard to (i) design



and layout (ii) cycling and pedestrian (iii) phasing plan (iv) density (v) application documentation.

- Submissions or observations can be made, in writing, to An Bord Pleanála by 5:30pm on 3rd. February 2020 for a fee of €20.00.
- Any views expressed by the Members today will be recorded and included in the Chief Executive's Report which must be submitted to An Bord Pleanála by 21st. February, 2020.
- The Members can consider the matter further at the February District Meeting on 17th. February 2020.

The Members expressed the following concerns:-

- The effect the development will have on neighbouring businesses.
- Removal of parking off Mitchel Street to facilitate access to the development.
- Confirm the number of car spaces that will be removed on Mitchel Street.
- Establish if part of the site is located on a flood plain and if An Bord Pleanála sought a higher density within the development.
- The need to plant trees within the development that do not encroach on public lighting.
- The proposed development will lead to an increase in traffic on a street that already suffers from congestion.
- Establish if houses served by septic tanks on Bohernamona Road could connect into the pumping station that is proposed for the development.
- Clarify if a developer can make a submission to alter the application.

Responses to the issues raised as follows:-

- There are landscaping proposals to protect neighbouring businesses and residents. There is also a road and a grass buffer between the proposed estate and adjoining businesses.
- The comprehensive landscaping plan submitted takes cognisance of future maintenance requirements.
- There will be vehicular access from Mitchel Street and Bohernamona Road which will reduce the impact on Mitchel Street. The Traffic Impact Assessment and Road Safety Audit submitted by the developers indicates that there will not be a significant impact on the road network.
- The application falls outside the flood plain area.
- It would be a matter for Irish Water to consider any applications to connect to the pumping station in the future.
- An Bord Pleanála sought a higher density on the site.
- The number of car spaces to be removed on Mitchel Street can only be determined by Roads Section on receipt of final drawings which are not yet available.



- A developer cannot make amendments to an application, however An Bord Pleanála can decide if amendments are required by including conditions on the permission.

The Cathaoirleach thanked Ann-Marie and Brian for their comprehensive presentation and they left the Chamber.

4. Update from Environment & Climate Section.

Marian O'Neill, Senior Executive Officer and Cora Morrissey, Administrative Officer, Environment and Climate Section were in attendance for this item. Copy of report detailing activity from 1st. January 2019 to 31st. December 2019 in the District, under the following headings, was circulated by email with the Agenda:

- Infrastructure and Maintenance.
- Community Services.
- Control of Dogs.
- Control of Horses.
- Derelict Sites.
- Litter Enforcement.
- Public Awareness.
- Waste Management.
- Civic Amenity Sites.
- Environment Protection.
- Climate and Energy.
- Complaints.

The Members raised the following issues:-

- Address illegal dumping at Clover Bog, Two-Mile-Borris.
- Combat dog fouling in housing estates and in particular at Collins Park, Thurles.
- Liaise with Bord na Móna in regard to seeking an extension of the "Just Transition" Fund to former workers of Bord na Móna who lost their jobs on the closure of the briquette factory in Littleton.
- The boundary wall at Moycarkey Cemetery needs attention.
- Stones are falling from an old structure located in Boulick Cemetery, Gortnahoe.
- The need for additional footpaths to be installed between rows in St. Patrick's Cemetery, Thurles.
- A number of graves have collapsed in St. Mary's Cemetery, Thurles.
- Update on the request for a recycling centre in Thurles.
- The need for additional dog waste bins in Roscrea town. Establish why dog waste bags are not being replenished in the dispensers.
- Replacement of the Calvary Cross in Roscrea Cemetery.



- Clarify if mobile CCTV cameras are effective in addressing illegal dumping in housing estates.
- Provision of land drain on the left side in Littleton Cemetery.

Responses to the issues raised as follows:-

- Dave Corbett, Environment & Climate Section, will establish if mobile CCTV cameras can be erected in Clover Bog subject to GDPR obligations.
- 60 dog fouling signs have been erected throughout the District to raise awareness of the issue.
- Environment Section will liaise with Community & Economic Development Section regarding the "Just Transition" Fund.
- (i) Repairs to the boundary wall at Moycarkey Cemetery, (ii) stones falling from the structure in Boulick Cemetery, (iii) installation of a land drain on the left side in Littleton Cemetery and (iv) provision of additional footpaths between the rows in St. Patrick's Cemetery, Thurles will be examined by the Senior Executive Engineer.
- The graves that have collapsed in St. Mary's Cemetery, Thurles are the responsibility of the families.
- There is no update on the provision of a recycling facility for Thurles.
- Contact will be made with community representatives in Roscrea town to ascertain if they have the capacity to replenish the dog waste bags in the dispensers.
- The replacement of the Calvary Cross in Roscrea Graveyard will be considered under the Burial Ground Maintenance Programme.
- A programme is being developed to address illegal dumping in the County.

The Cathaoirleach thanked Marian and Cora for their contributions and they withdrew from the Chamber.

5. 2020 General Municipal Allocation.

The Acting District Director advised the Members that draft proposals for the 2020 General Municipal Allocation of €212,556.00 will be put before the Members for consideration at the February Monthly Meeting.

6. Thurles Municipal District Grants Scheme 2020.

The Acting Meetings Administrator advised the Members that the closing date for receipt of applications under the Thurles Municipal District Grants Schemes 2020 is 4:30pm on Friday 14th. February, 2020.



7. Fix dates for:-

- **The February Monthly Meeting of Thurles Municipal District**
- **The April Monthly Meeting of Thurles Municipal District**

The Acting Meetings Administrator advised the Members that it will be necessary to change the dates for the holding of the February and April District Monthly Meetings as they are clashing with the Plenary Meetings which had to be rescheduled due to the General Election and Easter Monday.

It was proposed by Councillor S. Hanafin, seconded by Councillor P. Ryan and resolved:-

"That the February District Monthly Meeting take place on Tuesday 18th. February at 10:30am and the April District Monthly Meeting take place on Tuesday 21st. April at 10:30am."

8. Update on Projects.

Liberty Square Enhancement Scheme, Thurles.	Remedial works to the stone facade of the existing car park boundary wall are ongoing. Bulk excavation works should commence within the next two weeks.
Repairs / Improvements to Templemore Town Hall.	The contractor will commence work on making good the pointing on the external steps and adjoining railing subject to weather conditions as it has been determined that weather proofing is not required.
Roscrea Enhancement Scheme.	The consultant has completed the tender assessment report on improvements at Market Square and a Letter of Intent will issue to the successful contractor this week.
Templemore Town Park.	Subject to agreement with the Voluntary Housing Association, it is anticipated that consultants will be appointed in Q1 of 2020 with Part 8 following thereafter for widening the main access into Templemore Town Park.
Old Farm Building at Thurles Town Park.	Minor remedial works to the external facade of the building have been completed. The internal of the building will be cleared out and a survey undertaken to facilitate any future planning submission.



Drainage and Footpaths	<p>(i) Footpath repairs from the IPB allocation have been completed on Friar Street and works on Parnell Street, Thurles are ongoing.</p> <p>(ii) Drainage improvements have commenced in the vicinity of the Upperchurch/Drombane GAA facilities and at Maxfort Cross, Horse & Jockey.</p>
Breakdown of Vacant Houses in the District.	<p>61 Vacant Units as follows:- 5 = Available for Letting. 12 = Major Refurbishment. 14 = Newly Purchased houses/works being carried out. 2 = Derelict. 28 = Minor Repairs.</p> <p>Status of 25 units that the District is responsible for under Minor Repairs as follows:- 7 = In progress. 8 = Budgets submitted to Housing Section. 10 = Budgets and surveys to be prepared by the District.</p>

The District Engineer confirmed, in response to queries raised, that:-

- The Contractor has a Traffic Management Plan in place which takes account of the transport of excavated material from the car park site off Liberty Square, Thurles.
- Progress is being made on Phase 2 of improvements to Templemore Town Hall.
- Safety Improvements at Killinan junction have slowed down traffic and contact will be made with businesses to discuss any concerns they may have. Members of the community have agreed to maintain the new grass areas.

9. **Notices of Motion.**

a) Notice of Motion in the name of Councillor J. Ryan

Councillor J. Ryan formerly moved the following Notice of Motion in his name:

"I am calling on this District Council to install a roundabout and / or other type of safety measures at Bowes Corner in Thurles as a matter of urgency."



The response issued to Councillor Ryan in advance of the Meeting was as follows:

"An external design team have been appointed to put forward options to address the pedestrian and vehicular management at this junction and the design proposals are expected in March 2020."

Councillor J. Ryan expressed satisfaction with the response.

The Motion was seconded by Councillor S. Hanafin.

b) Notice of Motion in the name of Councillor J. Ryan

Councillor J. Ryan formerly moved the following Notice of Motion in his name:

"I am calling on this District Council to seek a deputation meeting with the Minister for Transport in order to ask him to move forward the Bypass project for Thurles town."

The response issued to Councillor Ryan in advance of the Meeting was as follows:

"As the project would involve national routes the appropriate authority is Transport Infrastructure Ireland. The District will write to TII with a view to bringing this to the annual deputation meeting with TII in November 2020."

Councillor S. Hanafin seconded the Motion.

Councillor J. Ryan expressed discontent with the response and it was agreed that a letter be sent seeking a deputation meeting with the Minister for Transport, Tourism and Sports to move the proposal forward.

10. Correspondence.

There was no correspondence received.

11. Votes of Congratulations/Sympathy.

There were no Votes of Congratulations / Sympathy raised.

12. Any Other Business.

The Members raised the following issues:-

- Poor condition of footpaths in Moycarkey Village.



- Resurface the entrance into the Munster Hotel Car Park.
- The cold water pipes installed on properties at Butler/Iona/Innisfallen Avenues, Thurles under the Backyard Lead Replacement Programme are freezing up in icy conditions preventing the discharge of water.
- Repair footpaths at Childers Park and Sarsfield Street, Thurles and Castlepark, Two-Mile-Borris.
- The road at the Metal Bridge, Drombane needs attention.
- Sightline issues at (i) Gortkelly, Upperchurch and (ii) Kyle, Rathmanna.
- Identify housing estates in Two-Mile-Borris, Littleton and Thurles where 30kph speed limit signs have not been erected.
- Consider extending the salting programme or provide anti skid surface at areas where there is a regular occurrence of accidents in icy conditions.
- Repair potholes on Palatine Street near The Commons.
- Prioritise the resurfacing of Parnell Street Car Park, Thurles which is deteriorating rapidly.
- Improve sightlines at the junction at Williams Bridge as you turn down to Liskeveen under a Low Cost Safety Scheme.
- (i) Condition of footpath and ramp outside The Irish Wheelchair Association, Roscrea, (ii) Replacement of the Eir manhole cover and a section of the path at The Mall, Roscrea, (iii) Sections of footpaths in Kennedy Park, Roscrea require replacement.
- Clarify the procurement process involved in the appointment of contractors to install chair lifts in houses. Contractor appointed to install a chair lift and has not returned to undertake the works.
- Update on access to off street parking from Main Street, Roscrea.
- Update on the provision of a walking / cycling route on the N62/R445.
- Difficulties encountered by wheelchair users negotiating the paths / junction to get to the Railway Station, Thurles.
- Timeframe for completion of drainage improvements at Upperchurch-Drombane GAA facilities.
- Replace clocks on Templemore Town Hall following completion of structural improvements.
- The roads, public lighting and other services in Templemore Retirement Village need to be taken in charge as a matter of urgency.
- Verge trimming needs to be undertaken in the District.
- Undertake safety audit at Turtulla junction as a priority following another accident.
- Drugs issue in Thurles needs to be addressed through the provision of additional Garda resources and raising awareness in primary/secondary schools.

Replies to the issues raised are as follows:-

- Footpath improvements at Moycarkey Village are included on the works programme for this year.



- Entrance into The Munster Hotel Car Park will be resurfaced in the next two weeks.
- The complaint regarding the new cold water pipes installed on properties at Butler / Iona / Innisfallen Avenue, Thurles will be referred to Gerry Robinson, Water Services Section.
- Footpaths at Childers Park and Sarsfield Street, Thurles and Castlepark, Two-Mile-Borris are included on the footpath schedule for completion this year.
- The sightline issues at Gortkelly, Upperchurch and Kyle, Rathmanna will be investigated.
- 30kph signs have been erected in all housing estates that have been taken in charge. Councillors should email a list of housing estates to the District Engineer of any estates that are taken in charge where they consider signs have not been erected.
- Drawings are currently being prepared for the resurfacing of Parnell Street Car Park, Thurles.
- Members should email a list of black spots where accidents occur on a regular basis during freezing conditions to the Acting District Director and inspections will then be undertaken to establish if there are underlying problems associated with drainage or trees.
- An examination of the junction at Williams Bridge will be undertaken to establish if works would meet the criteria of the Low Cost Safety Scheme.
- The areas outside The Irish Wheelchair Association Roscrea, The Mall Roscrea and sections of footpaths in Kennedy Park Roscrea will be examined with a view to having any defects addressed.
- The query regarding appointment of contractors to install chair lifts will be referred to Housing Section.
- The Council is working on retrieval of documents to ascertain if a right of way exists to access off street parking at Market Square, Roscrea.
- The request for a walking/cycling route on the N62/R445 cannot be progressed until a funding stream becomes available.
- An external design team has been appointed to put forward options to address the pedestrian and vehicular management at Bowe's Corner, Thurles and into the Railway Station with design proposals expected in March 2020. Proposals will then be circulated to the Members.
- Drainage improvements at Upperchurch-Drombane GAA facilities will commence in 3 weeks time.
- Clocks are currently being repaired and will be placed in storage until completion of Phase 2 on Templemore Town Hall.
- The complaint regarding roads, public lighting and other services in Templemore Retirement Village will be referred to Planning Section.
- Further contact will be made with TII regarding completion of a safety audit at Turtulla junction.
- Drug issues in Thurles will be referred to the Gardai.



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigí Cheantar Bardasach
an
Dhurlais, Ascaill an
Chaisleáin, Durlas,
Co. Thiobraid Árann

Tipperary County Council,
Thurles
Municipal District Office,
Castle Avenue,
Thurles,
Co. Tipperary

t 0761 06 5000
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

That concluded the official business of the Meeting.

SIGNED: _____ **DATE: 18th. February, 2020.**
CATHAOIRLEACH

SIGNED: _____ **DATE: 18th. February, 2020.**
SENIOR STAFF OFFICER