



Comhairle Contae Thiobraid Árann
Tipperary County Council

MINUTES OF PROCEEDINGS OF THE NOVEMBER MEETING OF NENAGH MUNICIPAL DISTRICT HELD IN THE MUNICIPAL DISTRICT CHAMBER, CIVIC OFFICES, LIMERICK ROAD, NENAGH AT 11.00 AM ON 17TH NOVEMBER 2016

Present:

Cllrs. Phyll Bugler, Fiona Bonfield, John Carroll, Ger Darcy, Joe Hannigan, Hughie McGrath, Seamus Morris, Michael O' Meara and Mattie Ryan

Also Present:

Mr. Marcus O' Connor, Director of Services; Karl Cashen, Director of Services; Ms. Rosemary Joyce, District Administrator; Brian Beck, Senior Planner; Sonja Reidy, Senior Executive Planner; Peter Fee, A/Senior Executive Engineer and Aven Melia, A/Assistant Staff Officer

Item 1.

Minutes of October Meeting

It was proposed by Cllr. M. Ryan, seconded by Cllr. F. Bonfield and resolved that the minutes of the October Meeting held on 25th October, 2016 be adopted.

Item 2. Action Plan

The Action plan from the October meeting was noted.

Item 3. Briefing from Planning Section

K. Cashen, B. Beck and S. Reidy attended from Planning Section and circulated a report to Members. K. Cashen advised Members that a Workshop will take place in each District early in the New Year regarding Settlement Plans.

He referred to Energy in Agriculture Conference which took place in Gurteen College on 23rd August, 2016 and deemed it a great success having had attendance of over 1200 people. It is hoped that this would be an annual event. Cllr. J. Carroll congratulated all involved in its organisation. Cllr. M. O'Meara supported Cllr. J. Carroll & was glad to hear it would be an annual event. All members supported Cllr.

Carroll in his comments. Cllr. M. Ryan said this should be promoted more and called on the Council to attend AILG meeting to brief them.

Cllr. G. Darcy referred to Listed Buildings, noting that there is a large amount of these properties within the District and that this causes problems for residents.

In response to a query from Cllr. P. Bugler, K. Cashen advised that the number of planning applications to date was 244 in 2016 which was slightly above 235 at this stage in 2015. He confirmed that early next year a full comparison for the year would be available. In regard to protected structures, Mr. K. Cashen advised that a county wide review will be taking place later next year as part of the review of the County Development Plan.

Cllr. S. Morris referred to derelict sites at the corner of the Birr Road, noting that there are a lot of similar sites in the town. He queried how to come up with a plan to get best use out of property and wondered if people want to dispose of same.

B. Beck advised that Dereliction comes under the Environment Section rather than Planning, however he advised that the Derelict Site process is a complicated piece of legislation and the Council prefer to work with people where possible.

Cllr. S. Morris wondered when the Masterplan for Stereame would be available. Mr. B. Beck advised that work is on-going at the moment and confirmed that it would be available early in the New Year.

Cllr. H. McGrath referred to commercial buildings in the town centre that are struggling and the owners may want to turn the property back to residential use. He said the Council should be looking at making it user-friendly to do so. He said we need to be pro-active and get footfall back into the streets.

He queried the cost involved if an applicant was applying for retention. Mr. B. Beck advised that the planning application fee is a statutory fee and the retention fee is three times the normal application fee.

Cllr. P. Bugler agreed with Cllr. H. McGrath, and hoped that if an applicant has already paid development levies they would not be charged twice.

Cllr. M. O'Meara supported comments from Cllr's McGrath & Bugler. He proposed to invite the Council Architect to the next Municipal District Meeting to discuss development of towns and villages and the need to make them an enticing place to live. Mr. K. Cashen advised that the Architect is hired for the Social Housing Programme and that the Municipal District cannot direct staff to particular projects.

Cllr. J. Hannigan said the Council should put in train a first step of utilising the residential element of towns.

Mr. B. Beck referred to a Tax Scheme that was available for refurbishment of rented residential properties, however this was not taken up. He agreed with Members regarding keeping towns alive. He feels the forum for this discussion would be in the workshop for Settlement Plans which is due to take place in the New Year.

He advised the Council are hiring a Consultant to develop schematics for edge of town clusters. It is hoped that this appointment will be made before Christmas.

Mr. B. Beck advised the contributions scheme in place is pro-active regarding refurbishment and he confirmed that no development levies apply, however Building Regulations must be complied with.

Ms. S Reidy advised that not all conversions require planning permission. With regard to change of use, no development contributions apply however planning permission is required. She reiterated that, if upgrading existing residential accommodation, Building Regulations/Fire Control apply.

Cllr. G. Darcy referred to legislation that Minister Coveney is bringing forward regarding accommodation over shops – this is being rolled out on a pilot basis in Carlow and Waterford at the moment.

Cllr. J. Hannigan wondered if an hour of the aforementioned workshop could be dedicated as to what the Municipal District can do regarding getting properties back into a habitable condition.

Cllr. J. Carroll feels that stronger action should be taken to encourage owners to enhance properties i.e. painting, cleaning etc.

Cllr. M. O' Meara said he appreciates what the Planning Department are doing, however he feels that towns are going to die if they are not opened up. Towns similar to Borrisokane are designed for horse and cart with archways. Towns need to be looked at in an imaginary way, Birr is a good example and is working well and he wondered if a similar approach could be taken.

Mr. M. O' Connor said that in conjunction with Planning a position paper could be put together for the next briefing. He said the legal position would have to be looked at and that that feedback from the pilot scheme would be helpful. Mr. B. Beck advised that there was a commitment in the New Year to have a workshop and that would be the appropriate forum to have this discussion in the context of Variation No. 4 of the Development Plan.

Cllr. S. Morris referred to the National Planning Framework and enquired in relation to the next Spatial Strategy. He felt we need to have significant input into same and that we shouldn't wave the white flag in terms of serving Dublin. He said the last Spatial Strategy was abandoned. He wondered if we as a Council can be consulted on this and make a submission. In regard to taking water to Dublin, he said the best farmland and stud farms in the Country will be destroyed.

Cllr. G. Darcy said the last Spatial Strategy did not work out well for Tipperary. Mr. B. Beck advised that the National Planning Framework is not yet at pre-draft stage and it would be going to consultation on an issues paper early next year. The draft would be on public display mid 2017 and at that stage there would be an opportunity to make a submission. He advised that the Council's intention is to make a strong submission.

He advised that the National Spatial Strategy was signed off by the Government however the National Planning Framework will be signed off by the Oireachtas before 2017. As Tipperary is in two regions, namely the Mid West Region and the South East Region, there will be two opportunities to participate. Engagement has already commenced with the members of the Regional Assembly.

Cllr. M. Ryan hoped that the Council would have a better input than previously on the Regional Planning Guidelines.

Cllr. J. Carroll said there is a continuous decline in rural Ireland with services being withdrawn. He would like to see a strong focus on community co-operatives (one stop shops).

Cllr. J. Hannigan said he was alarmed that Nenagh was not included in the last Spatial Strategy. There was now talk of closing the rail line. He said we need to put our best foot forward to keep resources here and this should include job creation. The investment in roads was not what it should be. It was time to shout stop to the proposal of closing the rail line.

Item 4.
To note Extension of the
Lifetime of the Nenagh and
Environs Development Plan
2013-2017

Members noted the extension of the lifetime of the Nenagh and Environs Development Plan 2013-2017, in accordance with Section 11(A) of the Planning and Development Act, 2000 (as amended).

Item 5.
To consider and approve a
Material Contravention of the
Nenagh & Environs Development
Plan 2013

It was proposed by Cllr. G. Darcy and seconded by Cllr. M. Ryan and resolved that in accordance with Section 34(6) of the Planning and Development Act 2000, as amended, a Decision to Grant Permission shall be made, subject to appropriate conditions, to William Gleeson, c/o Darragh Quinn Architects, Keating Place, Stafford Street, Nenagh, Co. Tipperary for (a) proposed new part two storey/part single storey dwelling house (b) proposed single storey garage (c) new connections to sewer and water services, (d) new site entrance from existing cul de sac road and (e) all associated site works.

The application relates to development which comprises of carrying out of works at Smithfield, Nenagh, Co. Tipperary. Ref No. in Planning Register 16/60/0247.

Item 6.

Taking in Charge of Roads

Mr. M. O' Connor referred to Director of Service Report to Members that was circulated previously. No objections or representations were received.

It was proposed by Cllr. P. Bugler and seconded by Cllr. F. Bonfield and agreed "that pursuant to the provisions of Section 180 of the Planning & Development Act 2000 (as amended) and Section 11 of the Roads Act 1993, and being satisfied that the roads are of public utility, and having considered the financial implications for the local authority and any submissions made, it is hereby ordered that the Roads serving **PART** of the Housing Estates known as Marine Village (Please note this is a Partial Taking in charge, as identified on the map during the advertisement period) be declared to be public roads. In addition the open spaces, car parks, sewers, water mains and service connections within the developments are taken in charge as outlined in the maps which were on public display during the prescribed period and the Director of Service's Report to Members for the November 2016 Nenagh Municipal District Members Meeting."

Item 7.

Update on Projects

Newport Town Park

Ms. R. Joyce advised that it had been agreed in principle to purchase the lands at Mulkear View, Newport. A design brief was being prepared for the appointment of consultants for the project.

Gills Garden

Ms. R. Joyce advised that a meeting had taken place on site with the consultant, the OPW and Departmental representatives. A wall appraisal and schedule of works will be undertaken following which a budget cost plan will be prepared. It is aimed to go to tender early in January for a late

spring start on site.

Community CCTV Scheme

Ms. R. Joyce advised that the system design for Littleton, Burgess and Birdhill has been developed following consultations with the Gardaí and the local Community CCTV Committees. Work is ongoing in relation to identifying suitable power sources and camera pole locations.

Nenagh Traffic Management Plan

No progress since previous meeting.

Borrisokane Street Renewal

Mr. M. O' Connor advised that funding of €97,000 has been received under the Town & Village Renewal Scheme. Meetings were being held with individuals who objected. It is proposed to spend said money on ancillary works/undergrounding of cables.

Bord Gais Project

Mr. M. O' Connor advised that works on Kickham Street are progressing well. Ervia applied for road closure for section of road from Kenyon Street/Stafford Street, this was refused by Council due to Christmas. It is likely they will re-apply for same early in the New Year. All streets will be open from 7th December, 2016. Cllr. H. McGrath asked that the footpath on Pearse Street be looked at – possible trip-hazard. Mr. M. O' Connor advised he would report same to Ervia.

Update on new Shannon Crossing at Ballina/Killaloe

Notices to Treat have been served. A number of individuals have submitted notification of Interest in Property. Mr. M. O' Connor confirmed Clare County Council is the lead authority regarding this matter.

R498 Latteragh

Mr. M. O' Connor advised that a topographical survey & grounds investigation works will be carried out early in the New Year. It is anticipated that Part VIII will be in April/May. Approval of the Department will be required prior to CPO.

Cllr. J. Hannigan asked if car in ditch at Latteragh could be removed. Mr. P. Fee confirmed he would follow up with relevant landowner as car is on private land.

Knockalton

Mr. M. O' Connor advised that there was no further update on this matter. The projects at Latteragh & Borrisokane have been given priority.

Municipal District Awards

Ms. R. Joyce reminded Members that the Awards evening will take place on Friday, 25th November at 7.00

Turning on of Christmas Lights

Ms. R. Joyce advised that the Christmas lights in Nenagh will be turned on, on Saturday, 3rd December. She urged Members to promote "shop local" in the lead up to Christmas.

Nenagh Leisure Centre

Ms. R. Joyce advised Members that Nenagh Leisure Centre won Ireland Active National Standard White Flag Award (bronze level) and it also won White Flag Award for accessibility in the Leisure Centre (silver medal). It was agreed to invite Staff from Leisure Centre to next meeting of Nenagh MD to brief Members on this achievement.

Castlelough

Ms. R. Joyce that work had commenced at Castlelough for the canoe trail works. Whilst access will be maintained to the playground area when possible, for the period Monday 21st November – Friday 2nd December it will not be possible to maintain a safe access to a large part of the car park area and to the playground facility, and the facility will have to be closed.

Staff Changes

Ms. R. Joyce advised Members that Aven Melia is taking over some works from Lorraine Treacy and that Andrew Boland is taking Members Representations for CRM purposes.

**Item 8. Update on
Roadworks
Programme**

Mr. P. Fee advised Members that we got approval from Department for flood alleviation works at Ballinderry. A number of houses were affected last year. He advised that the Contractor would be in place very shortly.

Cllr. J. Carroll complimented the Council on works underway at the Millennium Cross Carpark, Portroe.

Cllr. H. McGrath asked if the Council would hold off on works on Sarsfield Street, Nenagh – he does not want footpaths closed off leading up to the Christmas. He complimented the Council outdoor staff on works that took place recently to footpaths on the Borrisokane Road.

**Item 9.
Engineer's Checklist**

Cllr. S. Morris asked if the Council would look at Cill Phadraig Estate, Newport with a view to installing ramps. He also referred to ongoing problem with parking when a funeral is taking place nearby.

Cllr. J. Hannigan thanked Peter Fee and Philip McGrath for work to date on Ballinderry. He also acknowledged the co-operation of local land owner.

Cllr. J. Hannigan referred to Puckane village and wondered if it could be looked at with a view to erecting similar warning lights that were erected in Cloughjordan recently. He expressed concern regarding a number of trees beside road in Puckane and asked if these could be examined.

Cllr. G. Darcy asked if Mr. P. Fee could look at the Kilcarron bog road, this is a very busy road and is in a desperate state. This was supported by Cllr. M. O' Meara.

Cllr. M. O' Meara wondered if works could be done at Fortmoy Cross under safety scheme. He expressed concern regarding the condition of footpaths in Lorrha village. He wondered if extra signage could be sought regarding "Ancient Monastic Settlement" and wondered who would finance and erect same. He also asked if a "concealed entrance" sign could be erected at

Portland, Lorrha – further details to be given to Mr. P. Fee.

Cllr. O' Meara also suggested the inclusion of a sign stating what the speed limit was beneath all signs showing speed cameras.

Cllr. F. Bonfield referred condition of roads/footpaths in older estates namely: - Clonbealy, Newport and Richmond, Nenagh and wondered if something could be done next year. She expressed concern regarding dip in road at Ballymackeogh, Newport – this was supported by Cllr's Ryan and Carroll.

Cllr. P. Bugler referred to footpath at Quarry Lane, speeding in Ballina and defective light at Ard Lua Estate, Ballina. She thanked all involved regarding the Taking in Charge of Marine Village, Ballina.

Cllr. Darcy referred to the cutting down of trees, advising that there are times cutting down of trees can be an awkward job. He feels there is a need for co-operation from the local authority. He called on the Council to make outdoor staff available for help i.e. control of traffic. He thanked all involved in erecting speed warnings signs at Cloughjordan.

Cllr. J. Carroll supported Cllr. G. Darcy regarding putting protocols in place for the cutting of trees.

Cllr. J. Hannigan said the advert regarding cutting of hedges on Tipp FM was very successful. Mr. M. O' Connor advised that the advert would be run again at a future date.

Mr. P. Fee advised Members that if they hear of fallen trees to advise the Council of same so further investigation can be done.

Mr. P. Fee advised that Fortmoy Cross is on our priority list under Low Cost Safety Scheme 2017 and it is top of our list. In regard to speeding in Ballina, he advised that he would re-survey site and see the results of pre-signage & post-signage speeds.

In regard to Ballymackeogh, the relevant landowner was approached, however an agreement could not be reached.

Mr. P. Fee referred to drainage at Ballythomas Cross, Ardcroney and said that a survey of the drainage network was carried out,

obstructions were identified and these were cleared. The Council will see the impact of works done as we go through winter. He confirmed this was not part of drainage district, that it was private property.

Mr. M. O' noted that a lot of good work had been done but it may not be the final solution. This may involve serious re-grading of a long section which would have significant costs associated with it. The O.P.W. will not add same to drainage district, however they might, in time, give us funding.

Cllr. J. Carroll referred to damage to wall of bridge on the Old N7 across from Rigg Millers, this wall was knocked down by a vehicle a number of years ago. It was agreed to add same to TII Geo-App

Item 10.
Notice of Motion

None

Item 11.
Delegated
Employee Orders

A list of Delegated Employee Orders from 25th October 2016 15th November 2016 as circulated to the members was noted.

Item 12.
Correspondence

The following correspondence was noted:

1. Acknowledgement letter from Nicholas Ryan-Purcell
2. Letter from Department of Transport, Tourism and Sport dated 11 th November regarding Midland Lakelands Area
3. Email from Maureen Bourke on behalf of Newport Tidy Towns thanking Council for grant

Item No: 13
Votes of Sympathy/
Congratulations

Votes of Sympathy were passed to the following:-

- Mr. Pat Keller on death of Michael Keller R.I.P
- Mr. Albert Purcell on death of Florrie Purcell R.I.P

- Mr. & Mrs O' Riordan on death of Niamh O' Riordan R.I.P
- Mr. Pat Gleeson on death of Joan Gleeson R.I.P

Votes of Congratulations were passed to the following:-

- Denise Morris, Nenagh Eire Og Camogie Club on winning Intermediate Camogie County Final
- Mossie Finn, Secretary of Burgess/Duharra Camogie Club on winning the Senior Camogie County and Munster Finals
- James Moore on being honoured by the French Government for his bravery as part of allied invasion of France in World War 2.

Item 14.

A.O.B

Cllr. S. Morris referred to the proposed decision by Iarnrod Eireann to close Limerick to Ballybrophy rail line, advising that we have to resist this proposal strongly. If we are serious about promoting the area, he said we need every resource available. He said not every service has to make a profit and feels the need to fight for this must be maintained.

Cllr. M. Ryan said that the railway line was run down over 15-20 years – it was time to stand up and fight against this.

Cllr. G. Darcy agreed with sentiments expressed by previous Councillors. He said the timetables are very poor and should be looked at, saying that the rail service cannot compete with the bus service.

Cllrs. P. Bugler, J. Hannigan, M O' Meara and J. Carroll also spoke in support of the previous speakers.


This concluded the business of the meeting, a true copy of which we hereby certify.

Signed: 

Date: 15.12.2016

Minutes of November 2016 Nenagh Municipal District Meeting

Cllr. P. Bugler
Cathaoirleach

Signed: 

Ms. Rosemary Joyce
District Administrator

Date: 15.12.16

