



MINUTES OF PROCEEDINGS OF THE OCTOBER MEETING OF NENAGH MUNICIPAL DISTRICT HELD IN COUNTY COUNCIL CHAMBER AT 10.00 AM ON 15TH OCTOBER 2020

Present	Cllr's Fiona Bonfield, John Carroll, Joe Hannigan, Hughie McGrath, John "Rocky" McGrath, Séamus Morris, Michael O' Meara, Phyll Bugler and Ger Darcy
Also Present	Mr. Marcus O' Connor, Director of Services; Ms. Rosemary Joyce, District Administrator; Mr. Barry Murphy, District Engineer and Ms. Sinead Moriarty, Staff Officer. Planning: Mr Brian Beck, Senior Planner and Mr. Kieran Laddan, Senior Executive Engineer
Apologies	Mr. E. Lonergan, A/Director of Services
Item 1. To note any Disclosures/ Conflicts of Interest	None
Item 2. To consider and adopt Minutes of September Meeting held on 17th September, 2020	It was proposed by Cllr. John Carroll, seconded by Cllr. H. McGrath and resolved that the minutes of the September Meeting held on 17 th September, 2020 be adopted.
Item 3. To consider amendment to Standing Orders	It was proposed by Cllr. G. Darcy and seconded by Cllr. H. McGrath and agreed to amend the Standing Orders to limit the duration of the District meetings to one hour and 55 minutes due to Covid-19 restrictions.
Item 4. To receive an update from Planning	A report on Planning was circulated. Cllr. Bugler enquired about the Taking in Charge of Ard Abhainn in Ballina. Mr. K. Ladden confirmed that discussions have taken place with the developer and their engineer. Once an investigation has taken place it will be known what work is required. Cllr. Carroll referred to submissions for the review of the County Development Plan, problems with derelict sites and difficulties for locals in getting planning in certain areas. Cllr. H. McGrath referred to open plan areas in estates and requested that definitive road line markings would be put in place to differentiate between different parts of the estate.



Cllr. Bugler enquired about what has to be done to convert business properties back to residential.

Cllr. Morris was concerned about ensuring people make submissions for the County Development Plan and the difficulties in publicising the deadline for making submissions in the current situation. He also thought it is important to get people back living in town centres and villages. The public also need to be aware that land will be rezoned if it is not used for residential development.

Cllr. O'Meara agreed that town centres need to be maintained but ghost houses also need to be brought back into use. Cllrs. Carroll, Darcy and McGrath agreed that people should be encouraged to take over these ghost houses and work with planning to get them completed.

Cllr. Hannigan complimented Planning on the work to date on the Development Plan but felt that the National Planning Framework will dictate the implementation of the plan. He expressed disappointment of a recent case where he was the named representative of a local person looking for planning. They had gone to a lot of expense to provide what was needed, Tipperary County Council granted planning permission but a neighbour appealed it to An Bord Pleanála and planning permission was overturned.

Cllr. J. McGrath agreed with the other members on the importance of villages and also the need to protect local attractions.

Mr. B. Beck outlined that a lot of work is being done to encourage people to submit issues papers for the Development Plan. Information is available on the website, an activity sheet to identify local landmarks has been issued to schools, a motion graphic is on social media outlining what the development plan is about, newspaper notices, Twitter, radio interviews and webinars are all being used to get the message out. Notification of the invitation to make submissions has been sent to 35 Statutory consultees, 70 non-statutory consultees and schools.

He also explained that it is important to protect amenity areas and the town centres. It may be possible to apply for funding to buy town centre buildings and convert them back into residential properties. Recently 80% of the residential land in the Cahir area was rezoned and rezoning of land will take place in every area. The National Planning Framework is a statutory document and has three important criteria (1) Social Need (2) Economic Need and (3) Demonstrate that it doesn't damage any town and



	<p>village. The local authority has a responsibility to allow local people build in their local area but An Bord Pleanála will implement the National Planning Framework not the County Development Plan when making a decision. The review of the County Development Plan is a 2 year process and the existing plans will remain in place through this process. Tipperary County Council is the last Local Authority to start the review of their County Development Plan but they will be able to examine how the process went in other areas to see what worked and what didn't.</p> <p>The Housing Need Demand Assessment also has to be considered as part of the review of the Development Plan and it is a very complicated process.</p> <p>In regard to the completion of unfinished houses by definition it is not a house if planning permission has run out, it doesn't have a septic tank or a roof. Planning will work with people to get these houses complete but 30% of new houses have to be from brownfield sites. If the provision of road markings is not part of the planning permission a developer cannot be asked to provide it before the estate is taken in charge.</p>
Item 5. To receive update from Planning on the Killaloe/Ballina Plan	<p>Mr. B. Back gave an update on the Killaloe/Ballina Plan. 98 submissions were received in total, 50 of them from Tipperary. The primary school in Ballina made a large number of submissions; it was good to get these as children have a different perspective of their area. The Coastguard, Tidy Towns, Residents Committees, boating companies and many other people and organisations made submissions.</p> <p>The main issues raised were lack of recreational facilities, lack of services, street furniture, an holistic approach to development of area, traffic management and a concern over tourism. The report on the submissions including a SWOT analysis is currently being prepared by the consultants. It will then be put on public display.</p> <p>Cllr. Bugler requested that consideration would be given to the existing Tourism Plan.</p>
Item 6. To receive update from Water Services	<p>A report on Water Services was circulated before the meeting.</p> <p>Cllr. Bugler raised the issue of the difficulty in getting connections in estates that have been taken in charge and the lack of communication from Irish Water regarding the burst water main in Birdhill the previous day.</p> <p>Cllr. H. McGrath requested that the gullies in Ballygraigue Road be examined. There are problems with flooding but it is unclear if it is an Irish Water or Roads issue.</p>



	<p>Cllr. Carroll acknowledged that the meeting with Irish Water meeting was constructive and the funding base for Irish Water is very restrictive but that some connection fees are too high and that the waste water capacity isn't available.</p> <p>Cllr. Morris agreed with this and proposed that a notice of motion should be submitted to the County Council to request an appeal process for connection fees.</p> <p>Cllr. Hannigan agreed that the capacity for the water and waste water system isn't available. There are also ongoing issues with a water pipe in Puckane, only patching repairs are being undertaken but it needs to be replaced. The pumping station in Riverstown becomes overwhelmed every winter and he requested that someone would look at it before the problem arises again.</p> <p>Mr. G. Robinson will discuss the difficulties with getting new connections in Ballina with Cllr. Bugler and will contact Irish Water to request updates on water outages to be broadcast on Tipp FM. The problems with flooding in the Ballygriague area would be Roads not Water Services. Mr. B. Murphy stated that it will be added to the checklist and will be examined.</p>
Item 7. To consider and adopt Nenagh MD Draft Budgetary Plan for 2021	<p>The Draft Nenagh MD Budgetary Plan was previously circulated.</p> <p>It was proposed by Cllr. J. Carroll and seconded by Cllr. G. Darcy and unanimously agreed.</p>
Items 8. To update members on projects & events	<p><u>Newport Town Park</u> Work is continuing on site – kerbing and bandstand walls are being progressed. Treatment of invasive species has taken place. It is anticipated that the playground equipment will be procured before Christmas but installation will be deferred until the New Year.</p> <p><u>Newport Enhancement Plan</u> Public consultation process has commenced on the Newport Enhancement Plan. An on-line survey is available from 12th October to 23rd October. A hardcopy of the survey is available at Newport Post Office and local shops for those who prefer not to use the on-line version. Information has also been sent to a list of contacts in the community.</p> <p><u>Killaloe-Ballina Town Enhancement, Tourism and Mobility Plan</u> An update on this was given by Planning as part of their briefing at the October meeting.</p>



Town Revival Initiatives

a) John's Lane Car Park

Drainage works are complete. Procurement has been undertaken for kerbs & footpaths and for landscape works. Contractors will be appointed for these elements in the near future.

b) Painting & Enhancement Scheme

154 applications received; 141 granted provisional approval; 7 refusals

c) Nenagh Town Team

A number of projects are currently being advanced:

- (i) Pilot Enhancement Programme** Painting of Wolfe Tone Terrace will commence in the near future.
- (ii) Covid-19 Measures Grant Scheme**
Design work is being finalised in relation to the two projects at Kenyon St. and Hanley's Place which are being funded under the Covid-19 Measures Grant Scheme from the National Transport Authority.
- (iii) Town & Village Renewal Accelerated Measures Scheme**
Procurement is underway for the two 'Smart' benches for Nenagh which are being funded under this scheme. Contact has been made with a number of representatives of the retail community with a view to progressing the marketing campaigns and website enhancement.
- (iv) Christmas Lights**
The procurement of new Christmas Lights for Nenagh for which members allocated funding from the GMA is currently underway – the focus for the enhanced lighting will be on the primary retail area Kenyon St., Pearse St., Mitchel St., and Kickham St. The lighting design will include cross street features and lighting of the trees where possible.

Emmet Place/Mitchel Street

Demolition work is currently underway. It is anticipated that the works will continue up to end of October and that the contractor will then make the site safe and return in early January to complete junction works and the car park so as to ensure there is no disruption to business in the run up to Christmas.



Tourist Office/Banba Square

Corcon Construction has been awarded the contract and have mobilised on site. Foróige have relocated to the former Motor Tax Office. In addition to the internal works required for the provision of the tourist office, works to be carried out include the provision of a ramp at the front of the building leading to the old town hall entrance which will be the entrance to the tourist office; provision of new paving on the areas which are currently gravelled (this will be a sample of the paving which will be used in Banba Square when the wider project is carried out); undergrounding of services at the rear of the Arts Centre; replacement of some of the street furniture etc. Meanwhile a procurement process will commence for the next stage of the Banba Square works which have already received Part 8 approval.

Town & Village Renewal – Ely O’ Carroll Place

Demolition works and site clearance has been completed and work is now proceeding on road build up and drainage.

Nenagh Digital Hub

The closing date for submissions on the Part 8 is Friday 16th October. The Part 8 will be brought to members in November for consideration. Work is progressing on the preparation of the Business Case and the application for funding under the RRDF Scheme.

Historic Structures Fund

V-Plant Construction has been awarded the contract for the conservation works on Newport Courthouse. Work is commencing this week.

RRDF Funding

A meeting has been held with Fáilte Ireland to discuss the scope of the project in relation to the Historic & Cultural Quarter. A meeting of the Steering Group including representatives from Fáilte Ireland, OPW and the National Monuments Service will be held in the near future to progress the preparation of the brief for the appointment of a Design Team.

WiFi4EU

Work is continuing to secure the consent of property owners for the installation of the infrastructure required in order to enable Magnet t

Killaloe Bypass, Shannon Bridge & R494

Planning procedures and the Oral Hearing have been completed. Design is underway and is expected to be completed in Q2 2020. The Tender Prior Information Notice (PIN) was published in December 2019. The tender competition for the works contract



will commence in Q3 2020 and will be completed in Q2 2021. A minor works contract for site clearance and laying a section of sewer will be awarded shortly. It is anticipated that the main contract will be awarded in Q2 2021 and will take approximately 3 years to complete.

R498 Latteragh Realignment

Part 8 procedures have been completed and preliminary design work is completed. The CPO was published in August 2020 with an Oral Hearing expected to take place within approximately 6 months of the published date at the discretion of An Bord Pleanála.

N52 Borriskane Streets Improvement Scheme.

Final road surfacing work and footpath works on the Main Street and on the Birr Road has been completed, removal of overhead cabling and erecting of new public lighting on the Main Street is at an advanced stage and protection works to an existing culvert at the bottom of Main Street has now been substantially completed. Remaining works include completion of culvert protection works on the N52 and underground preservation/strengthening works for the culvert, completion of footpaths and road re-surfacing at the N52/N65 junction and on the N52 Birr Road at the bottom of the Main Street and completion of overhead cabling and erection of new public lighting on the Main Street.

N65 Carrigahorig to Balleiragh Bridge Strengthening

Flooding of a short section of the N65 north of Carrigahorig results when Lough Derg lake rises significantly during severe flooding events. The most recent flooding events took place in 2019, 2015/2016 and 2009.

The Council cannot carry out physical works to raise the road level at present due to a number of significant constraints and engineering challenges in determining a suitable solution/road scheme to prevent the road from flooding. The main issue here is there are two Natura 2000 sites (Lough Derg, North-east Shore SAC and Lough Derg (Shannon) SPA) located immediately adjacent to the proposed project. Natura 2000 sites are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79 / 409 / EEC). The road in this location is also built on soft peaty ground. On the basis of its proximity to the two Natura 2000 sites any significant works to raise the road level at this location requires planning consent from An Bord Pleanála. Preparations for a planning submission to An Bord Pleanála are underway and due to the significant environmental and ecological sensitivities several studies have been conducted and completed to-date by the



	<p>Council to determine flood risk, ecological, environmental and other impacts/constraints and also an assessment of ground conditions is currently underway.</p> <p>Once planning consent is obtained, the Council will complete the detailed design process. No physical works will be carried out in 2020, but it's expected that the formal planning consent application for a suitable scheme will be made in 2021 with detailed design and construction works likely to commence in 2022, subject to planning approval and the availability of funding.</p> <p><u>N65 Carrigahorig Village Pavement Improvements</u> Tipperary County Council is preparing a pavement improvements and safety scheme for the N65 at Carrigahorig Village. This will involve the reconstruction of the pavement, installation of a footpath and improvements at the Terryglass Road Junction. The Council is currently finalising a number of other schemes throughout the county with a view to getting these on site in 2021 and it is anticipated that work on the design and a formal submission to TII will resume early next year.</p>
<p>Item 9. To receive update on Works Programme</p>	<p>An update on the Works Programme was circulated.</p> <p>Cllr. Darcy expressed his disappointment regarding the work at Ballyrickard and requested clarification on if it would be possible to have the work done out of this year's programme.</p> <p>Cllrs Carroll and Hannigan complimented the quality of the work that has been done.</p> <p>Cllrs. O'Meara, Hannigan and O Meara were very concerned about the condition of the road at Firpark and the routes for the diversions in Borrisokane and queried the possibility of the funding for the repairs works required coming from TII and not the Council's road works programme.</p> <p>Cllr. Bugler enquired about her tertiary road allocation and the fact that the work hasn't been done yet.</p> <p>Cllr. Morris queried the fact that he hasn't received an acknowledgement of his tertiary road allocation, the lack of road markings at Market Cross and the build out in front of Dunnes on Pearse St.</p> <p>Mr. B. Murphy explained that there was confusion over the area in Ballyrickard that was on the road works programme and that it is unlikely that the correct section of road will be done as part of this year's road works programme.</p>

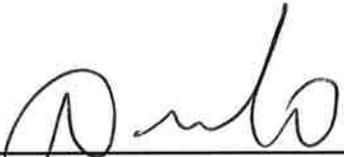


	<p>There has been a lot of damage done on the diversion routes in Borrisokane but extensive patching has been undertaken in the last few days. The possibility of requesting funding from TII for the repair work will be examined.</p> <p>Mr. Murphy also outlined some of the highlights of the roads programme, these included Carrig Village, N52 at Ardcroney and Newport. He also advised that if the tertiary allocation is received earlier in the year it would be better as the work is done on a day by day basis. The road lining will be done when work is complete and he will look at the build out on Pearse St.</p>
Item 10. To note Engineer's Checklist on roads matters	<p>Cllr. Bugler requested that traffic calming would be examined for the slipway in Ballina and that the markings be added back.</p> <p>Cllr. McGrath complimented the work that was done on the pedestrian crossing at Brooklands but said there was still concerns about the actual crossing and queried the possibility of getting it highlighted more.</p> <p>Cllr. O Meara requested that the traffic calming in Carrigahorig would be prioritised; he also thanked Mr. M. O'Connor for meeting the group from Carrigahorig and requested that the design team would also meet them.</p> <p>Cllr. J. McGrath raised the issue of flooding that occurs on the bus route from Killoscully.</p> <p>Cllr. Hannigan and Darcy supported the issue on Carrighorig</p> <p>Cllr. Carroll requested a follow up with landowners where agreements were previously reached to alleviate flooding but the work was not completed.</p> <p>Cllr. Darcy enquired about the possibility of working with farmers/OPW and IFA about drainage work on the rivers and streams.</p> <p>Mr. M. O'Connor confirmed that the meeting with the Carrigahorig group was very productive but that the work programme is very big and items have to be prioritised.</p>
Item 11. To consider Notices of Motion	None
Item 12. To note Delegated Employees	Noted

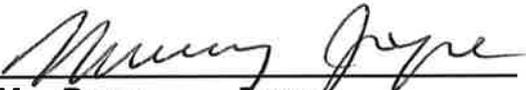


Orders	
Item 13. To consider items of correspondence	Ms. R. Joyce informed members that an email will be circulated regarding training on Zoom. The training will take 30 minutes and members are to contact IT to book a time slot.
Item 14. Votes of Sympathy/ Congratulations	Votes of Sympathy – None Votes of Congratulations – Nathan Slattery, Nenagh on winning U16 Tennis Singles.
Item 15. Any other business.	Cllr. J. Carroll expressed his disappointment with the amount of input members were having on housing allocations. Cllr. Morris agreed with him and stated further discussion would be required with Housing. Cllr. Bugler enquired about a meeting with Waterways Ireland regarding the jet ski issue in Ballina. Mr. O' Connor confirmed that a meeting will be taking place on a number of issues.

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

Signed: 
Cllr. Séamus Morris
Cathaoirleach

Date: 19/11/20

Signed: 
Ms. Rosemary Joyce
District Administrator

Date: 19/11/20.