

MINUTES OF PROCEEDINGS OF THE CLONMEL BOROUGH DISTRICT SPECIAL MEETING, HELD AT 3.30 p.m. IN THE TOWN HALL, PARNELL STREET, CLONMEL, CO. TIPPERARY ON WEDNESDAY, 30th JANUARY, 2019.

Present:

Councillor Richie Molloy - Mayor
Councillor Pat English
Councillor Marie Murphy
Councillor Siobhan Ambrose
Councillor Michéal Anglim
Councillor Michael Murphy

In attendance

Ms Sinead. Carr, Director of Services
Mr. Eamon Lonergan, District Engineer
Mr. Anthony Coleman, District Administrator
Ms Gillian Flynn, Executive Engineer
Mr. Brian Beck, Senior Planner
Ms Caroline Conway, Senior Executive Planner
Ms Marion Carey, Assistant Planner
Mr. James Murray, Senior Executive Engineer
Ms Marie O'Donnell, Staff Officer

Apologies

Councillor Catherine Carey
Councillor Martin Lonergan
Councillor Andy Moloney

1. Chief Executive's Report Part 8 Development - Proposed Car Park at Davis Road

The Chief Executive's Report which had been circulated to all members of the Clonmel Borough District was referred to by Mr. Eamon Lonergan, District Engineer & Ms Gillian Flynn, Executive Engineer. The following points were mentioned by Members:-

The Members thanked Ms Gillian Flynn, Executive Engineer on her presentation and clarity in the matter and it was confirmed by members that a lot of concerns they had raised were answered.

- There was some concern by Members that there may be congestion due to use of the Car Park on Davis Road when it is developed
- Regarding long term use of the car park; members enquired about use by LIT having regard to both staff and the students and would they be given priority?
- What is the proposed tariff in this car park?
- Members agreed that the concerns of local residents had been addressed in the report and presentation.
- It was suggested that a roundabout instead of traffic lights at the Davis Road-Gas House Bridge Junction may alleviate congestion and allow a better flow of traffic.
- Members also confirmed that there was support for the project by nearby residents who believe that this new car park will alleviate the current issue of distress for elderly residents who find that their car spaces are taken outside of their own homes when the area is busy.

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- Members thanked all involved in making progress with this project including planning, engineering and the CBD administration staff.

The members queries were answered as follows:-

- Anthony Coleman, District Administrator confirmed that the car park was intended to be designated as a long term car park and that would be brought to the Members at a later date to amend the schedule attached to the current bye laws.
- Anthony Coleman, District Administrator also confirmed that there is a commitment to the LIT that car spaces will be prioritised for the LIT staff and students.
- Eamon Lonergan, District Engineer confirmed that the issue with traffic lights would be examined.

The Davis Road Car Park Part VIII Development was proposed by Cllr. Siobhan Ambrose and seconded by Cllr. Michael Murphy, and agreed by all.

2. Briefing on Part 8 Proposals for the Serviced Site Scheme in Kilsheelan

A report which was distributed to all members of Clonmel Borough District was referred to by Mr Brian Beck, Senior Planner, Ms Caroline Conway, Senior Executive Planner and James Murray, Senior Executive Engineer. The following points were mentioned by Members:-

- Members welcomed the response to the concerns regarding drainage issues which had been highlighted by photos from residents, which were circulated.
- A percolation test will need to be done on the site and surface water needs to be monitored
- This is an opportunity to address the annual problem of flooding in the site area.
- Will there be restrictions on the type of houses being built? Will the houses be single storey like the rest of the houses in the Cloughcarrigeen area?
- There is a sandpit on the site can this issue be looked into?
- Sites will need to have adequate space for houses if they are single storey and if they are two storeys the houses may cause issues with overlooking adjoining houses.
- Who will determine the criteria with respect to the sites – who will be allowed purchase?
- Members agreed that the development is very positive and they welcomed the Part VIII development where any issues that may arise can be addressed and dealt with as part of the process.

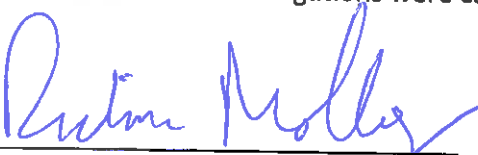
The members queries were answered as follows:-

- Brian Beck, Senior Planner, confirmed that advertising the Part VIII would be postponed a few weeks until more investigations were undertaken regarding percolation, flooding and drainage issues and to ensure any concerns the members have are addressed.

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- The Planning Section is working currently with a consultant who is a specialist in flooding. They will draw up designs on how to adequately address any problems on site.
- Planning staff are committed to meeting residents to hear any concerns or issues that they may have regarding the new development and how it may affect them.
- Any works that are carried out to alleviate flooding can be included to also alleviate any existing issues on the adjoining sites so that would leave residents in a better position following the new development.
- With regards to the types of houses that are going to be built the Planning Section will take in to consideration different and unique styles that would complement the adjoining properties.
- This initiative was initially developed through collaboration with members and if this new development at Kilsheelan is successful it will lead to other sites being developed throughout the county.
- The criteria regarding eligibility for the sites are something that can be determined as the Council move forward in this process. It is at an early stage now but it is envisaged that the sites are not limited to people being from the local area. The Council will not be selling sites for people to sit on and make profit. There will be a clause build in that the house will have to be built on the site within a specified period. Council will have first refusal to buy back site otherwise.

Members agreed that the proposals for the Kilsheelan site should proceed to planning stage once further site investigations were carried out.

Signed/ 
Mayor of Clonmel Borough District

Date/ 20/2/2019

Signed/ 
ff District Administrator

Date/ 20/02/2019