



## MINUTES OF THE NOVEMBER MONTHLY MEETING OF THE THURLES MUNICIPAL DISTRICT WHICH WAS HELD REMOTELY VIA ZOOM ON 15<sup>TH</sup> NOVEMBER 2021

**Present:** Councillor Seamus Hanafin Cathaoirleach, presided.  
  
Councillors Noel Coonan, Shane Lee, Michéal Lowry,  
Eddie Moran, Jim Ryan, Sean Ryan and  
Michael Smith

**Also Present:**

Eamon Lonergan	A/District Director
Liam Brett	Senior Engineer
Thomas Duffy	District Engineer
Jim Ryan	Executive Engineer
Sharon Scully	District Administrator
James Hayes	A/Senior Staff Officer

The Cathaoirleach opened the Meeting by wishing Mr. Peter Ryan, former Councillor, well in his future endeavours. Councillor Hanafin added that the District would miss Peter's unique take on matters. The other Members wished to be associated with the comments.

### 1. **Disclosures/Conflicts of Interest.**

There were no Disclosures/Conflicts of Interest raised at the Meeting.

### 2. **Adoption of Minutes.**

It was proposed by Councillor S. Ryan, seconded by Councillor N. Coonan and resolved:

"That the Minutes of the October 2021 Monthly Meeting which was held on the 20<sup>th</sup> October be adopted as a true record of the business transacted at the Meeting."

### 3. **Update from Housing Section.**

The Cathaoirleach welcomed Shane Grogan, Administrative Officer and Sean Lonergan, Administrative Officer who were in attendance via Zoom for this item. A Housing Services Report was circulated to the Members with the Agenda in advance of the Meeting. The report outlined the following:-

- Housing Construction
- Capital Assistance Scheme
  - Thurles Lions Trust – Stannix House 19 units



- Templemore Voluntary Housing Association – 14 units
- Housing Grant Allocations 2021
  - Housing Adaptation Grants Private Houses
  - LA DPG's
- Midlands Retrofit Scheme and Energy Efficiency Programme
- House Purchases 2021
- Buy and Renew 2021
- Housing Loan Applications 01/01/2021 to 31/10/2021
- Tenant Purchase Scheme 01/01/2021 to 31/10/2021
- RAS and Leasing 2021
- HAP 2021
- Housing Applicants and Vacant Houses
- Offers of Tenancy
- Approved Housing Applicants

The Members raised the following issues:-

- The turnaround of vacant houses is taking too long e.g. Railway View, Templemore - 3 houses idle for a long time.
- The 2 houses in Glentarra, Roscrea are welcomed.  
With regard to the housing report should 57 Kennedy Terrace be 57 Kennedy Park, Roscrea?  
Update requested on homeless figures for Roscrea.
- Query on allocation time for houses on Mill Road, Thurles.  
HAP tenants: houses are being put on the market and tenants given notice to quit. There is an issue with sourcing rental accommodation particularly in Thurles and the issue has been raised with the Minister.
- Housing Loan Applications: When income is less than threshold it is hard to get approval.  
Applicants cannot meet savings pattern.  
Is there anything that we can do to help such as factoring in rent paid.  
It's challenging to rent houses.  
Report shows 129 applications for home loans - 32 approved and 52 valid. Why are applicants not qualifying and how can this red tape be overcome.
- Retrofit Scheme: 6 houses in Tara Drive Gortnahoe.  
Is there anything that can be done for the houses that did not meet the scheme conditions?  
Are there plans to expand the scheme in the future?  
Doors & Window Scheme: Are there plans to upgrade outstanding houses as a lot of houses in the District need upgrades?
- Can the size of the boundary wall at Harkin Park, Two-Mile-Borris with the neighbouring estate be inspected?  
Unfinished estate in Gortnahoe Village – with the new "Housing for All Policy" is there a possibility of taking over the development of 35 houses and adding them to our housing stock.
- Rural Housing: No applications for Knock; Killea; Loughmore and Clonakenny. Are there plans to build more houses in these areas?



- When will Choice Based Letting Scheme be introduced.
- Why are people not allowed to renovate a Council house. Why do they have to wait for the Council to do it.
- Successful enhancement scheme at Rose Street, Roscrea but the buildings at the junction are in bad condition.
- Old Roscrea Area Office building on the Birr Road in a bad state of repair for last 7 years. Detailed plan needed for building. Would like Housing to work on it.
- Issue for Housing/District/Environment regarding activities in Kennedy Park, Roscrea at Halloween. Official complaint gone to the Gardai. A Plan needs to be put in place e.g. a Bye Law, that can offer hope to the residents that it will not happen again.
- Housing For All: ban on 20 year leases has taken away certainty. While it was done to deal with Vulture Funds there is a place for independent landlords.

Replies to queries raised was as follows:-

- Vacant House List: concentration is on turning properties around as soon as possible. High cost required to turn around vacant house and there is an system in place to turn around quickly. 23% refusal rate in District and they have to go through the full allocation process again.
- Choice Based Letting: Contract signed this week with Opensky. First meeting completed and to commence Q1 2022. Team is in place. In Cork 30% refusal rate dropped to 9%.
- Kennedy Terrace: Will check if it should read Kennedy Park, Roscrea.
- Homelessness: Procedure and team operations reviewed. 2 Homeless Prevention Officer posts have been approved. Approval granted for second HAP Place Finder to commence which will assist the HAP Placefinder already in place.
- Approval for Housing First Scheme which will provide 12 units in the North and 6 in the South of the County. Currently we do not have the units as they need to be 1 bed units under the criteria of the Housing First Scheme.
- Front Door Services: New policy in place using own units. People will not be put into emergency accommodation with a move away from B&B accommodation. 16 people in emergency accommodation countywide.
- Notice to Quit: This is a huge problem. Secretary of Department and Minister informed and written to. Current situation with accidental landlords, rents rising, house prices rising, means it's a good time to sell. Housing are aware of the situation.
- Housing For All: Looks at whole of service. Leasing plays an important role but is being phased out in 2022. Tipperary County Council currently has 400 homes under leasing scheme. Shift of emphasis now from renting to building construction programme. Tipperary County Council succeeded targets set by



Government in every area. Possibly a longer phase out time for leasing should have been given.

- Doors/Windows Scheme: Will be brought up with the Technical Team and update provided.
- Housing Loan Scheme: Terms are set by the Housing Agency and how applicant can fulfil those terms. Will revert back directly to Councillors if examples can be given of specific cases.
- In relation to allocation of Mill Road Thurles properties before year end, it was noted that it is a difficult time of the year to allocate properties as people do not want to move this close to Christmas.
- Housing will take all other issues raised away and provide follow up responses directly to the Members.

#### **4. Formal Adoption of Casual Trading Bye Laws 2021.**

The Draft Casual Trading Bye Laws 2021 were circulated to the Members in advance of the meeting.

The District Administrator briefed the Members on the process carried out for drafting the new Casual Trading Bye Laws 2021 for Thurles Municipal District.

After discussion with the Members and agreement to revert back to IPB on lowering insurance costs, it was proposed by Councillor M. Smith, seconded by Councillor S. Lee and resolved:-

“That the Thurles Municipal District Casual Trading Bye Laws 2021 be adopted”

#### **5 The proposed Extinguishment of the Public Right of Way on the L-96207-0 Kilkillahara, Thurles, Co. Tipperary.**

The Director of Services Report to the Members on Proposed Extinguishment of Public Right of Way - L-96207-0 Kilkillahara, Thurles, Co. Tipperary was circulated to the Members in advance of the meeting.

It was proposed by Councillor S. Hanafin, seconded by Councillor S. Ryan

“That having regard to the Director of Services Report to the Members and recommendation dated 29 October 2021, the Members of Thurles Municipal District, in exercise of the powers conferred on us by Section 73(2) of the Roads Act 1993, hereby make an Order Extinguishing the Public Right of Way on the L-96207-0 at Kilkillahara, Thurles, Co. Tipperary. The length of road to be extinguished is 290m from “X” to “Y” marked in red as shown on the attached map.”



## 6 District Engineers Report

The District Engineers Report was circulated in advance of the Meeting.

The District Engineer indicated to the Members that the Roads Programme was now closed and briefed the Members in detail as to the works carried out over the last 8 months since the Programme commenced in March 2021.

The District Engineer complimented the work and effort of staff, both Technical and Administration, in successfully delivering this Programme.

The Members complimented the District Engineer and his staff on the work completed by all with regard to the Roads Programme across the District.

The Elected Members raised the following issues:-

- New carpark in Liberty Square – no EV chargers in place.
- Littleton Valley – Children at Play signs required.  
Can 'Children at Play' signs be added to Active Travel Scheme application for Littleton National School.
- Band Hall Terrace/Iona Drive/ Butler Avenue Thurles – issue of potholes in back entrances, Thurles.
- Stradavoher, Thurles – lights are not working.
- Verges damaged at Rosseslown after work by Irish Water for new watermain.
- Request for update on speed survey due to speed of traffic in Thurles.
- Members queried speed/lack of response to their CRMs.
- Templetoohy to Templemore Road is to be gritted. Query as to why Councillors were not informed. Will Dunkerrin to Templemore Road be gritted?  
The Members complimented the Market Square development in Roscrea and requested the removal of 9 traffic cones outside AIB.
- Resurfacing required at Drom Village – no roadworks in the centre of village for many years.
- Is Clonmore Road Templemore on the salting route.
- Railway Road, Templemore – no speed ramps in place and this is a busy road.  
N62 Roscrea Road Templemore has had a lot of crashes in last 12 months. Issue with road surface which should be addressed by TII.
- Slievenamon Road Thurles realignment – recent adjustments have made life easier and a forward step.
- Public bins in Littleton and Gortnahoe not being emptied.
- Road markings need to be put back in the Moycarkey area.
- Traffic lights in Littleton not working.
- Traffic lights at pedestrian crossing in Parnell Street, Thurles not working.



- Thurles Road, Littleton – continuous yellow line needed near hurling field to stop parking.
- Update on pedestrian crossing at Kickham Street, Thurles.
- Dun Lia Estate Thurles needs updated signage to stop resident's cars from being blocked.
- Signage needed at acute bend at Clover Lane, Two-Mile-Borris.
- Letter to be sent to Department to request more funding to allow more roads to be salted.
- Speeding is an issue in Templetuohy. Survey needs to be carried out and crossing needed.
- Clonard Estate – trees overhanging road. Residents should not have to spend Residents Grants on this. Green area has been destroyed by fibre broadband contractors
- Killea – upgrading of road markings and village signs required.
- Dunkerrin/Templemore Road - Centre of road needs to be re-lined.
- 0.6km east of Forge Cross on N62 there is a large pot hole.
- Hedgecutting – how to deal with landowners that are not co-operating.

#### Replies to queries raised was as follows:-

- CRMs which have not received a response will be identified and a reply provided.
- Market Square Roscrea – 2 elements remain outstanding in order to complete the works which are outside the control of the District. Items will be addressed and works completed in early 2022.
- Maintenance of Market Square Roscrea – pavements to be sealed and monies to be set aside for this.
- Lining of Dunkerrin has been on the list for some time. Reliant on the contractor and is weather dependent.
- The District Engineer will look at issues in Killea.
- Taking in Charge of Estates – with regard to trees and maintenance the District Engineer will speak to Kieran Ladden, Planning in relation to financial commitments for the District as well as the responsibility of the District.
- Kickham Street Thurles crossing has been submitted to the Capital Office for design.
- Irish Water will be contacted to address issues with verges at Rossestown.
- Parnell Street Thurles traffic lights are being sorted this morning, Monday 15th.
- Littleton lights will be looked at.
- Public Bins – will check with subcontractor as to why bins are not being emptied.
- Issue with road markings in Moycarkey area after road works will be addressed.
- Old N8/National Routes – set funding for those roads. Nenagh; Roscrea and Urlingford completed.
- Active Travel Littleton submission has been completed.



- Clonmore Road Templemore will be on salting route.
- Issue of resurfacing works at Drom Village will be sent to Aoife Cahill, Executive Engineer.
- Speed survey has been done for Thurles and the results are currently being analysed.
- Town Foreman will look at issue of pot holes in back entrances in Thurles.  
EV charging points to be dealt with at end of contract. Will look to negotiate changes at that point.
- Liam Brett, Senior Engineer addressed the issue of salting on the Templemore to Templetuohy Road. The picture changed with additional infrastructure being provided by TII. Brine was added to the salt which allowed more to be done. There is no capacity to add Dunkerrin to Templemore to the schedule. €1m has been spent as part of the programme. €1m in capital funding and we spent more than other Local Authorities. We will continue to try and get more funding.

## 7 Update on District Project Pipeline Plan.

Liberty Square Enhancement Scheme, Thurles	The Contractor is advancing all underground and new paving works in Phase 5 of the Project (Hayes Hotel to O'Donovan Rossa Street). The project completion date has been brought forward by 4 weeks to December 2021.
Liberty Square Enhancement Scheme Phase II	Topographical survey procured, meetings held with TII on site. Archaeological Survey procured. Tree survey procured. Heritage Impact Assessment procured. Appointment of Consultant Q1 2022 followed by preparation of preliminary designs and Part VIII drawings.
Proposed Market and Extension to Farm building	Tender documentation is currently being prepared for the engagement of an external Design Team to prepare detailed design, construction drawings and tender documentation. Continue stakeholder discussions and appoint a design team Q1 2022.
The Littleton Labyrinth Phase 1	Appropriate Assessment screening completed. Preliminary drawings are currently being prepared in-house. Complete planning application (Part VIII) designs and documentation Q4 2021.
Holycross Tourism Centre	Application under RRDF was made in July 2021 to cover the detailed design for the development of multi-purpose facility with tourism at its core in order to boost rural economic development. Awaiting funding announcement by Dept.



Templemore Town Hall Cultural and Enterprise Centre and Civic Plaza	Restricted Tendering Procedure is completed and the tender assessment is underway. . Finalise detailed designs and meet with local Consultative Group. Commence the tender process for a Main Works Contractor Q4 2021/ Q1 2022.												
Gantly Road 'Age Friendly Neighbourhood'	Gantly Road masterplan was presented to elected Members on 6th October. Part VIII application to be submitted by end Q4 2021. Planning Dept taking the lead on the application and seek suitably funding streams.												
Main Street, Roscrea	Review of previous plans and reports. A Stakeholder engagement plan is to be developed and secure a design team to prepare Part VIII documentation. . Finalise detailed designs and meet with local Consultative Group. Commence the tender process for a Main Works Contractor Q4 2021/ Q1 2022.												
Vacant Housing Units	<table> <tr> <td>Awaiting receipt of keys to property</td> <td>1</td> </tr> <tr> <td>At Inspections/Costings Stage</td> <td>10</td> </tr> <tr> <td>At Tender Stage</td> <td></td> </tr> <tr> <td>Budgets submitted to Housing Section</td> <td></td> </tr> <tr> <td>In Progress</td> <td><u>11</u></td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>22</b></td> </tr> </table>	Awaiting receipt of keys to property	1	At Inspections/Costings Stage	10	At Tender Stage		Budgets submitted to Housing Section		In Progress	<u>11</u>	<b>TOTAL</b>	<b>22</b>
Awaiting receipt of keys to property	1												
At Inspections/Costings Stage	10												
At Tender Stage													
Budgets submitted to Housing Section													
In Progress	<u>11</u>												
<b>TOTAL</b>	<b>22</b>												

The Members raised the following queries:-

- Is the Derrymore Upper to Lower walking route on the Project Pipeline Plan.
- Could a Feasibility Study for a Digital Hub in Liberty Square, Thurles be carried out. Two vacant buildings on the Square would be suitable.
- Digital Hub in Roscrea - can a full report on the project be presented to Members at a District Meeting.
- A Masterplan for the Landbank in Templemore has been spoken about for some time - can a full report for this be presented to Members at a District Meeting.

Replies to queries raised were as follows:-

- There are no plans for Derrymore walking route.
- Given the work carried out on the public realm in Liberty Square, we now need to look at the buildings around it.
- Mr. Eamon Lonergan, A/District Director agreed to follow up with Members on Digital Hubs which are under the remit of Community & Enterprise.





## **8 Notices of Motion**

Notices of Motion.

(a) Notice of Motion in the name of Councillor Jim Ryan Id 2301

"I am calling on this District Council to extend the single yellow parking line on Parnell Street, Thurles, to run the full length of the street from Fogarty's shop to the junction with Cuchulainn Road to help alleviate the severe traffic congestion on the street."

Reply to Notice of Motion

"The current Parking Bye Laws do not allow for a single yellow line to be extended further along Parnell Street.

A working group has been established in the District to begin the process of reviewing the current Parking Bye Laws. The group has a target date of Q1 2022 to present a first draft of the bye laws to the Elected Members.

The Bye Laws will then be placed on public display for submissions to be received.  
Parnell Street will form part of the review of Parking Bye Laws."

Councillor J. Ryan stated he was happy with the response. He indicated 99% of people want parking taken off due to the danger of parking on the street.

## **9 Correspondence.**

Correspondence received from Laois County Council confirming that they are willing to participate in a joint drainage committee for the River Goul. Date to be set for first meeting.

## **10 Votes of Congratulations / Sympathy.**

Votes of Congratulations were extended to:-

- Moyne Templetuohy GAA Club on winning the County Intermediate Hurling title
- Thurles RFC Ladies Team who qualified for the Munster Senior Cup Final.
- Adrian Elbert of Roscrea for winning the World Welterweight Championship in MMA.
- Treaty United on becoming U17 champions.
- Dun na Og GAA for reaching U17 and U15 finals.



---

## 11 Any Other Business.

As there was no further business, that concluded the official business of the Meeting.

SIGNED: 

CATHAOIRLEACH

DATE: 20<sup>th</sup> December, 2021

SIGNED: 

MEETINGS ADMINISTRATOR

DATE: 20<sup>th</sup> December, 2021