

Minutes of the Monthly Meeting of Carrick on Suir Municipal District held in the Council Chamber, District Office, Carrick on Suir at 14:00 on the 18th November 2021

<b>In the Chair:</b>	Cllr. Mark Fitzgerald
<b>Members Present:</b>	Cllr. Kieran Bourke, Cllr. David Dunne, Cllr. Imelda Goldsboro, Cllr. Kevin O'Meara
<b>Apologies</b>	None
<b>In Attendance:</b>	Mr. Brian Beck, A/Director of Services. Ms. Marie O'Gorman, District Administrator. Mr. Willie Corby, District Engineer. Mr. Shane Grogan, Administrative Officer, Housing. Mr. Sean Lonergan, Administrative Officer, Housing. Mr. Daniel Roche, Executive Engineer, Housing.

## **1.0 Welcome and introduction**

### **Item 1.1.**

<b>Summons &amp; Prayer.</b>	The summons was taken as read.
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Business prescribed by Statute, Standing Orders or Resolution of the Council.

### **Item 1. 2.**

<b>Conflict of Interest Declaration.</b>	None to record
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## **2.0. Consideration of Minutes**

### **Item 2.1.**

<b>Minutes of the Monthly meeting of CoSMD held 28/10/2021.</b>	The minutes of the monthly meeting held on the 28 <sup>th</sup> October 2021 were adopted on the proposal of Cllr. D. Dunne, seconded by Cllr. K. O'Meara and signed by the Cathaoirleach.
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### **Item 2.2.**

<b>Minutes of the Standing Orders Committee meeting of 11/11/2021</b>	The minutes of the Standing Orders Committee meeting held on the 11 <sup>th</sup> November 2021 were adopted on the proposal of Cllr. K. O'Meara, seconded by Cllr. D. Dunne and signed by the Cathaoirleach.
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Arising from consideration of minutes, Cllr. K. Bourke requested if there was any response from Irish Water in relation to his notice of motion concerning the maintenance of fire hydrants.

The District Administrator indicated that she did not yet have a response and would follow up the matter.

### Consideration of Reports and Recommendations

**Item 3.1.**  
**Housing**  
**Directorate:**

The meeting was attended by Messrs. Shane Grogan, Administrative Officer, Seán Lonergan, Administrative Officer and Daniel Roche, Executive Engineer. A report circulated with the agenda was taken as read.

Following consideration of the report, the following matters were raised by the Councillors;

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Cllr. K. Bourke –

- Enquired as to the impact of allocations of newly acquired houses at Greenhill Village, from to RAS tenants in receipt of notice to quit.
- Sought update in relation to the proposed Master Plan for lands at Coolnamuck and urged attention to same.
- Extended appreciation for the Housing Section's efforts on behalf of a Carrick on Suir family recently rendered homeless.

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Cllr. D. Dunne –

- Queried when the choice based letting scheme would get underway and suggested that this would help to address the high rate of refusal of tenancies, particularly in Carrick on Suir area, currently running at 30%
- Stated that notwithstanding the tremendous work of the Homeless Unit, the statistics painted a grim picture – he was aware of exponential growth in 'couch surfing' and 2 to 3 three people occupying 'box rooms'.

**Housing  
Directorate/**

- Welcomed the purchase of 14 units at Hazel Close, Greenhill Village and looked forward to new units currently under construction, coming onstream at Kickham Street

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Cllr. I. Goldsboro –

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- Sought update in relation to rollout of energy upgrades in tenanted houses.
- Queried whether there were any recent changes to the Tenant Purchase Scheme that would facilitate elderly tenants to purchase their home with financial assistance of family members.
- Queried whether there was any advance on proposed legislation to increase income thresholds for eligibility for social housing, particularly in view of unsustainable rents prevailing.

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Cllr. K. O'Meara –

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- Noted that over the past three years, the same number of applicants [35] remained on the housing list at Mullinahone
- Indicated that there was a need for 4-bed houses at Mullinahone in the long-term.
- Sought information as to when construction would commence on 10 houses at Mullinahone

In responding to above queries,

Mr. S. Lonergan, Administrative Officer

acknowledged that there were difficulties presented by the Council's responsibilities towards those RAS tenants in receipt of notices to quit, mainly arising from market forces which he described in some detail – 'accidental landlords' taking advantage of the rising prices of houses etc.- all impacting the situation in a negative way. However, with 3,600 on the housing list, there

**Housing  
Directorate/**

was a refusal rate at play, between 20% to 30%, with the higher rate applying to Carrick on Suir.

Similarly, those eligible for HAP were permitted to source their own accommodation to find in most cases that there was none available. A second HAP Place-finder post was recently filled in Nenagh, having regard to the geographical size of the county.

He further noted Tipperary County Council's challenge in dealing with homelessness presented by the absence of hostel access in the South East, and commended the work of the Homeless Prevention Officer in preventing people from entering homelessness. 22 clients in emergency accommodation was a relatively low number of cases by normal comparative standards.

Notwithstanding those challenges, he stated that all of the targets set down by the Department in relation to construction, assistance, HAP schemes and all areas of delivery, were exceeded in the past few years.

**Mr. S. Grogan, Administrative Officer**

stated that whilst the Council was still receiving applications for tenant purchase, there was no change in the scheme. He undertook to feed-back Councillors' concerns to the Department in this regard. Similarly, he stated that there was no adjustment to income limits for eligibility for social housing at this time, but that the matter was under review countrywide under the Housing For All programme.

**Mr. D. Roche, Executive Engineer**

indicated that energy upgrades were generally geared towards replacement of single glazed units at this time. He also informed that construction

on 10 houses at Mullinahone would commence in Quarter 2 of 2022.

**Item 3.2.**  
**District**  
**Engineer's**  
**Report:**

Mr. W. Corby, District Engineer outlined the current position in relation to the Master Plan at for lands at Coolnamuck with ongoing discussions taking place between Roads and Planning Sections. While there was a bridge location at play, technical issues with the identified corridor needed to be finalised and this was likely to require assistance from Consultants.

An updated report in relation to the Roads Programme was presented by the District Engineer and considered by the Councillors, who raised the following matters:

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Cllr. K. Bourke

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- Referring to the new public lighting stalled at New Street, he indicated that a resident complained that they were out of order on the previous evening.

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Cllr. D. Dunne

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- With no public bin in place, requested that a bin be provided for Carrickbeg.
- Requested removal of vegetation from flood walls.
- Complimented works undertaken at New Street – remarked that some of the old poles were still insitu, which he considered were now 'out of place'.
- Sought report in relation to Carrick on Suir's placing in the National Tidy Towns awards.
- Requested information on the Winter Ready Plan, and asked that a point of contact be provided to the Councillors.
- Requested that overgrown leylandii trees on Cregg Road be attended to.

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Cllr. M. Fitzgerald

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- Requested provision of disabled parking bay opposite Church in Drangan

**District  
Engineer's  
Report/**

- Referring to his recent visit to Bray where he observed very little litter attributed to evidence of plenty of bins, requested that number of bins be increased at Drangan.
- Requested that a driver feedback sign be provided on the entrance to Cloneen

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Cllr. I. Goldsboro

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- Sought timeframe for bridge works at O'Sullivan's Cross.

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Cllr. K. O'Meara

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- Queried when footpaths would be installed at Mullinahone from IPB funding stream.
- Queried whether works at Grangemockler could commence in Quarter 1 of 2022.
- Requested provision of speed display sign at Mullinahone.

In responding to the above, Mr. Corby indicated that

- He would investigate the reason for power outage on New Street.
- He would also examine the footpath designs at Carrickbeg, to ascertain if a bin could be accommodated, and in such manner as to avoid the disposal of household waste.
- Lighting at the southern end of New Street would be replaced as part of the Castle Street Public Realm works, with a contemporary style and a consistent approach to their replacement.
- A Winter Ready Plan was in place and published on the Council's website with contact numbers. These were the subject of a 4-week rota and he agreed to pass on the contact numbers for the General Services Supervisors.
- Some 2000 sandbags were on standby and readily available in case of a storm event.
- Roads Directorate were involved in issuing letters to landowners requiring them to attend to overgrown



**District Engineer's Report:**

- trees and hedges and were successful in achieving co-operation in recent months.
- Footpath works at Mullinahone would commence at the earliest opportunity.
  - that Roads Design hoped to start works at Grangemockler as soon as possible. However, it was a matter outside of his control.
  - Agreed to examine the provision of disabled bay at Drangan.
  - Agreed to revert with update on bridge works at O'Sullivan's Cross.
  - Comments in relation to prevalence of bins at Bray were noted, and he agreed to examine whether additional bins could be accommodated.
  - Given that it was very difficult to obtain spare parts to repair speed display sign at Mullinahone, he agreed to replace the installation and to examine the provision of same at the approach to Cloneen.

The District Administrator confirmed that Carrick on Suir was not entered in the 2021 National Tidy Towns Competition. Its most recent entry was in 2019. However, with 14 groups supported, it was intended to disburse further awards to those groups who featured significantly in the national competition.

**Item 3.3.  
District Administrator's Report**

No items for consideration.

**Item 3.4.  
Carrick on Suir Regeneration Plan – Part 8 Planning Process (P8/15/21]**

With Ms. Caroline Conway, Senior Executive Planner and Mr. Jonathan Flood, Executive Planner in attendance, the Councillors considered the contents and recommendations of the Chief Executive's Report provided in accordance with Section 179 (3) of the Planning and Development Act 2000.

**Item 3.4.**  
**Carrick on Suir**  
**Regeneration**  
**Plan – Part 8**  
**Planning**  
**Process**  
**(P8/15/21)]/**

Mr. Jonathan Flood gave a comprehensive summary in relation to the proposed development, navigating each section thereof. He noted that 392 submissions were received overall during the course of the public consultation including from Transport Infrastructure Ireland (TII), Irish Water and a petition of 540 signatories. In dealing with the volume of submissions, it was necessary to group them according to theme, and these matters were summarised and addressed in Section 9 of the report under SUMMARY OF SUBMISSIONS AND CHIEF EXECUTIVE OFFICER'S RECOMMENDATIONS.

The Chief Executive's conclusions were contained on page 30 of the report and were in line with policies contained in the Carrick on Suir Town Development Plan and the County Development Plan. The requirements and conditions pertaining to amendments as recommended were set out to include;

- Reconfiguration of the proposed car park at Sean Healy Park so that parked cars faced towards the river.
- The entry and exit points to the car park to be barrier controlled.
- The carpark to be adequately lit and covered by CCTV.
- The scheme to be revised at Main Street to provide for 29 no car parking spaces to include 24 no. car parking spaces, 3 no. spaces for people with disabilities, 1 no. temporary loading bay and 2 no. permanent loading bays with one at either end of Main Street. The additional spaces to be provided as follows - 3 additional parking spaces on the north side of Main St. adjacent to "Whelan's Butcher's"; 2 of these spaces will double up as a temporary loading bay before 10am and after 4pm; 1 additional parking space will be provided on the south side of the street adjacent to "Fitzzy's Barber shop" and "P. Bourke & Co. Ltd."; 3 additional parking spaces on the south side of the street west of "Central Grill & Take Away" and east of "Kehoe's Craft Butchers"



**Item 3.4.**  
**Carrick on Suir**  
**Regeneration**  
**Plan – Part 8**  
**Planning**  
**Process**  
**(P8/15/21)]/**

- A detailed Construction Traffic Management Plan to be prepared before the construction stages of the development and agreed with the Council. This Plan will be designed to ensure the development is undertaken in a manner that minimises disruption to traffic, businesses, residents and town users.
- The scheme to be designed to ensure a consistency of standard where the proposed scheme interacts with the N24 Carrick-on-Suir Pavement Strengthening Scheme. The Council to liaise with TII regarding this matter as detailed designs develop.
- A Connection Agreement to be agreed with Irish Water prior to works starting on site in respect of the new water supply service connection a Sean Healy Park and all works undertaken will be to Irish Water standards and requirements.
- The recommendations and mitigation measures outlined under the Architectural Heritage Impact Assessment Report and Archaeological Impact Assessment Report undertaken in support of the application to be implemented in full.

Ms. Caroline Conway, Senior Executive Planner referred to discussions which had taken place at a planning workshop held that morning. She indicated that a further amendment pertaining to the proposed layout at Sean Healy Park as discussed was examined in detail by Planning Staff. The proposed revision included a reduction in the parking area to ensure that no parking spaces were located in front of the dwelling houses at Sean Treacy Park located opposite, and that the parking area would maintain a space for a drop-down/unloading facility for cars and bicycles. She outlined that there would be no amendment to the location of the access or egress to/from the car park as shown on the Part 8 proposal as published and as presented in the Chief Executive's Report.

She advised the elected members that she, along with her colleague, Mr. Jonathan Flood, had considered the matter in the context of the Environmental Impact Study [EIS] and the Appropriate Assessment [AA]

**Item 3.4.**  
**Carrick on Suir**  
**Regeneration**  
**Plan – Part 8**  
**Planning**  
**Process**  
**(P8/15/21)]/**

Screening undertaken for the Part 8 as set out under Sections 5 and 6, and Appendix A and B of the Malachy Walsh & Partners' Report. [MWP Report]

She indicated that their deliberations concluded to the satisfaction of the Planning Section that the reduction proposed in the number of car parking spaces at this location did not have a material impact on the screening determinations contained in the MWP Report. She advised the Members in making such an amendment to the Chief Executive Report that it was considered that there would be no material impact on the Screening undertaken to date and neither an EIA nor AA was required.

Having considered the advice proffered, the Cathaoirleach invited a proposal from the Councillors present.

***Cllr. K. Bourke formally proposed suspension of the matter until the New Year in order to facilitate further consideration and engagement. This was seconded by Cllr. D. Dunne.***

However, Mr. Brian Beck, A/Director of Services indicated that this was not a valid motion given the statutory deadline underpinning the current process.

Ms. M. O'Gorman, District Administrator indicated that from the date of circulation of the Chief Executive Officer's report, the statutory position was that a decision must be made within 6 weeks [Section 179 (4) (c) P&D Act 2000] – in this case, by the 6<sup>th</sup> December 2021. She further clarified that the only options available to the Members under the Act were to

- 1) Decide by resolution to carry out the proposed development as recommended in the Chief Executive's Report, or
- 2) Decide by resolution carry out the development as recommended but with variations or modifications or

**Item 3.4.**  
**Carrick on Suir**  
**Regeneration**  
**Plan – Part 8**  
**Planning**  
**Process**  
**(P8/15/21)]/**

3) Decide by resolution to not proceed with the development.

The Cathaoirleach again sought a proposal from the Councillors present.

It was proposed by Councillor I Goldsboro, and seconded by Cllr. K. O'Meara, ***"that the Part 8 for the Carrick on Suir Regeneration Plan 2021 be carried out as recommended in the Chief Executive's Report subject to the following amendments, that is-***

***1. That the proposed parking area at Sean Healy Park be reduced to ensure no parking spaces are located in front of the dwelling houses at the Sean Treacy Park housing estate located opposite, and***

***2. That the parking area omitted in 1 will maintain some space for a dropdown/unloading facility for cars with trailers and bicycles".***

The Cathaoirleach called for a roll call in relation to the proposal. There voted as follows:

Cllr. M. Fitzgerald, Cathaoirleach	For	
Cllr. D. Dunne, Leas-Chathaoirleach		Against
Cllr. I. Goldsboro	For	
Cllr. K. O'Meara	For	
Cllr. K, Bourke		Against

With 3 votes in favour and 2 votes against the proposal the Cathaoirleach deemed the motion to be carried.

The A/Director of Services indicated that revised drawings would be circulated to the Councillors.

**Item 3.5.**

**Assistance of bodies under Section 66 of the Local Government Act, 2001.**

Councillor K. Bourke left the meeting (15:07 hrs)

A report and recommendation circulated by the District Administrator in relation to the Community Grants Scheme 2021 was considered by the Councillors

It was proposed by Cllr. K. O'Meara, seconded by Cllr. D. Dunne ***And resolved in accordance with Section 66 of the Local Government Act 2001 and being of the opinion that it is desirable to so do to promote the interests of the local community, and having regard to the recommendation from the District Administrator that grants under the Community Grants Scheme be made as follows;***

<b>SCHEDULE</b>	
Carrick on Suir former workhouse burial plot restoration	€630.00
Manor Close Residents Association	€84.00
Fethard and Killusty Community Ballroom CLG	€1,000.00

**Chief Executive/Delegated Officers Orders**

**Items 4.1. to**

**4.6.**

**Delegated Officers Orders**

Delegated Officers' Order 27852, 27853, 27863, 27864, 27909, 27920 and 27936 were circulated and noted.

**Correspondence**

**Item 5.0**

**Items of Correspondence**

None for consideration

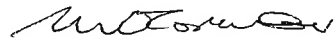
**Any other business**

**Item 6.0**

**2021 National  
Tidy Towns  
Competition:**

Councillor I. Goldsboro, with the permission of the Cathaoirleach extended congratulations to all the Tidy Towns Committees in the District for taking the opportunity to participate on the national stage and commended their valuable work and contribution. The Cathaoirleach wished to be associated with the sentiments expressed.

This concluded the business of the meeting. (15:22)



District Administrator



Cathaoirleach

16<sup>th</sup> December 2021.

