

DRAFT MINUTES OF THE JULY MONTHLY MEETING OF THE CARRICK ON SUIR MUNICIPAL DISTRICT HELD IN THE DISTRICT CHAMBER, NEW STREET, CARRICK ON SUIR AT 14:00 ON THE 24 JULY 2025

In the Chair: Cllr. D. Dunne

Members Present: Cllr. M. Brennan, Cllr. A. Goldsboro, Cllr. K. Bourke

Apologies: Cllr. M. FitzGerald

Attended from

Carrick on Suir MD

Mr. B. Beck, Director of Services; Ms. M. Cox, Meetings Administrator; Mr. M. Scully, District Engineer, Mr. D. Power, Executive Engineer; Mr. W. Morgan, A/Staff Officer, S. Holloway, Assistant Staff Officer, Mr. K. Malone, Senior Engineer.

Housing Directorate Ms. B. Ryan, Ms. H. Butler, Mr. S. Lonergan.

Planning Directorate Mr. F. O' Donnell, Mr. S. Grogan, Ms. T. Kiely.

Other Attendees Aileen Hahessy – The Nationalist Newspaper
Katie O' Donovan, Irish Independent

1.0. Welcome and Introduction

Item 1.1. The summons was taken as read
Summons and Prayer:

2.0. Business prescribed by Statute, Standing Orders or Resolution of the Council

Item 2.1.
Conflict of Interest None to record
Declaration

3.0. Consideration of Minutes

Item 3.1. The minutes of the monthly meeting held on the 26th June, 2025
Minutes of the Monthly were adopted on the proposal of Cllr. K. Bourke and seconded
Meeting held on 26 June by Cllr. A. Goldsboro and signed by the Cathaoirleach.
2025

4.0. Consideration of Reports and Recommendations

Item 4.1. With Ms. B. Ryan, Ms. H. Butler and Mr. S. Lonergan in
Attendance of Housing attendance, the report was taken as read. Following on from
Directorate and this, the following queries were addressed:
consideration of report

Cllr. K. Bourke:

- Thanked the directorate for their comprehensive report.
- He noted that in the report, Tipperary County Council are buying 2 derelict properties, and he asked if there were any plans for Carrick on Suir MD to CPO any derelict properties

- He noted that there were numerous problems with the HAP scheme as it stands and asked if there were any alternatives that we could explore, possibly at SPC level.
- Commented that HAP is not working as it should as there is a shortage of properties, and properties if available are at expensive rents which HAP clients are finding difficult to fund.

Cllr. D. Dunne:

- Referring to Tipperary County Council owned lands at Coolnamuck, queried if there was any money ring fenced for a third bridge across the river in order to secure housing on this site, as an access point would be needed for the land.
- Asked if we could use a portion of the land for serviced sites, or alternatively sterilise the lands rather than TCC sitting on a portion of lands for a long period of time for which it has no plans.
- Commented that despite 36 turnkey properties being at government approval stage including Blackthorn Close and Drangan, the housing list still appeared to be either stagnant or increasing, with the homeless list also increasing.
- Commented that while voids turnaround in Carrick is very good, there can sometimes be a 6/8-week lag between the tenant getting the keys, and them receiving their grant from Social Protection to improve the property.
- Asked if we can write to the Department of Social Protection asking them to speed up the process, noting that 1 house in COSMD was empty for 7 months due to this issue.

Responding, Ms. Breda Ryan:

- Stated that Mr. S. Grogan would take the query about CPOs and dereliction.
- Stated that she would put the issue with HAP on the agenda for SPC.
- Commented that the voids turnaround in COSMD was very good.
- Stated that re the numbers on the housing list, and homeless figures, TCC's Capital Programme is also there and we are meeting targets in this regard.
- Regarding the Social Protection grant, said that Housing do have a contact in DSP for this, and she will ask Ms. H. Cahill to contact them about this, but also noted that delays are usually due to incomplete/ missing information.

Responding, Mr. S. Lonergan

- Noted that while there was a Coolnamuck Masterplan, it was quite old at this stage, and the intention was to re-

examine it in Quarter 4 2025, and the Masterplan may change as a result.

- Stated that there was no plan for serviced sites yet, but also noted that this may change pending the Masterplan being re-done.

Cllr. D. Dunne:

- Thanked Mr. S. Lonergan for his response, stating that he was happy Coolnamuck was not being forgotten.
- Mentioned the house in COSMD that was vacant for some months again after the keys being given out, due to the delay in the Dept. of Social Protection grant, saying he was happy that TCC were monitoring the issue as the public were asking questions about it.

Item 4.2. Attendance of Planning Directorate and consideration of report

With Mr. F. O' Donnell, S. Grogan and M. T. Kiely in attendance, the report was taken as read. Following on from this, the following queries were addressed:

Cllr K. Bourke:

- Wanted to acknowledge the huge work undertaken by Planning in relation to the Record of Protected Structures, noting that the final piece of the jigsaw came together at the July Plenary Meeting.
- Commented re Taking in Charge of estates, noting that wayleaves re sewage often posed a difficulty.
- Mentioned Hazel Close in particular where public lighting recently went out and wasn't repaired as the estate wasn't yet taken in charge.
- Said that prior to 2014, Carrick stood as a Town Council and the policy with the developers of estates was that a letter of undertaking was given by the Town Clerk, whereby responsibility for such items would be assumed by the Town Council once the development was completed and paid for.
- Asked if there was such a letter on file for Hazel Close, from Carrick on Suir Town Council, with the Town Council assuming responsibility for payment of public lighting going forward.
- Requested that Planning look into this, or make the files available to Cllr. Bourke to search if they do not have the necessary resources.

Cllr. D. Dunne:

- Wished to echo Cllr. Bourke's comments re Hazel Close, and also noted that the entirety of Greenhill Village had not yet been taken in charge.
- Commented that as there was a new development being built there, Blackthorn Close, he hoped that this problem with wayleave would soon be fixed.
- Stated that while considering the Record of Protected Structures for the town, he was surprised that many buildings on the Main Street were under a conservation order, and yet many buildings there were neglected, with one having no roof- enquired how does this happen?

Responding, Ms. T. Kiely:

- Confirmed that there was a taking in charge application received from Greenhill Village, but no separate one for Hazel Close.

Cllr. K. Bourke:

- Said that a separate application for Hazel Close had been lodged recently, at the CSD desk in Carrick-on-Suir.

Responding, Ms. C. Conway:

- Said that if a valid application had been made in the last couple of weeks, it would of course be followed up.
- Said that the Taking in Charge Engineer role position was vacant but would be filled in August by Mr. C. O' Shea.
- Confirmed that the application would be reviewed then.
- Asked for a confirmation of the name of the new estate in Greenhill Village.

Cllr. D. Dunne:

- Said that the new estate in Greenhill Village was named Blackthorn Close and it was a turnkey development.

Responding, Ms. C. Conway:

- Said that this was noted, and that she would flag it and check its status.
- Said that the Main Street is an Archaeological Conservation Area, and that she was not familiar with the building without a roof but will discuss it later with Cllr. Dunne and will open a file and investigate it if required.

Responding, Mr. F. O' Donnell:

- Thanked the councillors for their engagement with the Record of Protected Structures.

Responding, Ms. S. Grogan:

- Commented that dereliction is being done using a county wide approach, on a town by town basis, and Carrick will be done as they work through the list.
- Said that they are getting reports from employees on dereliction, and said it could be a slow process as identifying the property owner could take time, as indeed could identify a potential end use for the building if CPO is the goal, as well as identifying how to pay for it.
- Confirmed that they are following up re the Derelict Sites Levy, with letters being posted to property owners in the next few weeks.
- 7% of the market value of the house is being levied, along with 1.25% simple interest.
- Said that TCF team will be proactive to follow up with the property owners to either render the property non-derelict, or to collect the levy from them.
- Stated that their aim is not to prosecute property owners, but to assist them to bring the building back to use.
- Confirmed that if the property owner doesn't engage, measures up to and including CPO will be considered, which will be informed by the future use for the property.
- Noted that he is working closely with other County Council teams, including Limerick and Cork, and expect to see a robust approach by Quarter 4 2025.
- Said that at present, the Derelict Site Officer role is vacant, but once it is filled the work will ramp up.
- Said that there is no building planned for CPO yet in Carrick on Suir.
- Mentioned that the public can use vacanthomes@tipperarycoco.ie email to report dereliction.

Cllr. K. Bourke:

- Thanked Mr. S. Grogan, and queried how will CPO purchases be funded, from Central Government funds, or our own funds?

Responding, Mr. S. Grogan:

- Stated that the only fund available for Compulsory Purchases is the URDF Call 3, which applies only in Clonmel, Nenagh and Thurles, everywhere else is done on a case by case basis.
- Once a property is identified, a case will have to be made to the Chief Executive for CPO, with an end use being identified- if the end use is social housing, Housing may find it appropriate to discuss funding.
- Said that the lack of a specific fund for CPO, would not stop TCC for moving for a CPO as a solution if necessary.

- Stated that there was also a possibility of us front loading the purchase from District funds initially, and then recouping from Housing etc.
- Commented that there was also the possibility of TCC selling on the property, after a CPO.

Cllr. M. Brennan:

- Asked if any properties were being CPO'd at present?

Responding, Mr. S. Grogan:

- Said that two properties were being CPO'd, one in Clonmel and one in Thurles.
- Confirmed that they are hoping to ramp this up by Q3 or Q4 2025.

Cllr. D. Dunne:

- Queried the taking in charge updates in the report, noting a mention of "SRP" in Greenhill Village, and asked what this meant?

Responding, Ms. C. Conway:

- Asked what page on this report he was referring to?

Responding, Ms. T. Kiely:

- Said that the mention is on page 11 of the report, which refers to the SRP between Tipperary County Council and Irish Water, which is a Site Resolution Plan.

Cllr. K. Bourke:

- Referring to the situation in Hazel Close, commented that Orchard Crescent estate was an example of where he had found the letter of agreement between the developer and the council on file.
- Said that after he had found the letter, the Roads section had agreed to pay for the upkeep of the site thereafter.

**Item 4.3.1
District Engineer's
Report**

Having considered the updated report circulated for July 2025, the District Engineer, Mr. M. Scully and Mr. D. Power responded to the matters arising as follows:

Cllr. K. Bourke:

- Wished to acknowledge the great work done by Uisce Éireann on New Street and near the New Bridge,

commenting that the work had been done with minimal disruption to road users & businesses.

- Said that there was an issue with flooding in Strand Lane car park with the heavy rain over the past 8/9 weeks, as the gullies are unable to manage the levels of water, and requested that the Roads staff check the gullies to see if they are blocked and to check that the pump is working.

Cllr. M. Brennan:

- Said that there were 2 bridges in Fethard that had sustained damaged- one on the R689 to Clonmel and one on the road to Moyglass- and requested that these be fixed.

Cllr. D. Dunne:

- Said that the road surface in the housing estate St Nicholas Park was incredibly poor and asked if this could be fixed as a third of it had been repaired previously but two thirds of it was left needing work and it was in a bad state as it was a concrete road.
- Asked for an update on the speed ramps policy, as it was becoming a problem in housing estates and he feared that a child may be injured as a result of speeding in the estates.
- Commented that modern estates have more cars parked roadside outside the houses, meaning that footpaths were not always visible and said that if we could pick one estate a year to install speed ramps in that would be great.

Responding, Mr. M. Scully:

- Thanked Mr. K. Bourke for his comments about Uisce Eireann, saying that it was nice to hear news of a good job being completed.
- Confirmed that Roads staff would visit Strand Lane car park to check the issue and then would revert to Cllr. K. Bourke on the result of the inspection.
- Commenting on the damaged bridges in Fethard, said that the bridge funding for 2025 was nearly gone, but that he intended to seek further funding for these 2 bridges and confirmed they were on his to- do list.
- Referring to pavements works and speed ramps, said that his hands were tied on this issue, noting that poor surfaces were a county wide issue.
- Commented that re road safety issues, ramps were not a favoured option and that other options would have to be considered, and that these would be considered at a council level- while the solution may not be ramps, a solution will certainly need to be found.

Referring to the agenda item, Mr. M. Scully requested that the councillors try to identify 3 issues for priority and revert to him

**Item 4.3.2 District
Priorities x 3 for TII
Meeting**

with these issues in the next week, as they are due in at the end of the month.

Cllr. D. Dunne:

- Recommended discussing this via the Whatsapp group and said that if necessary a Zoom meeting can be arranged afterwards to discuss the priorities.

Cllr. K. Bourke:

- Requested that the pedestrian crossing at Comeragh College be prioritised, with a letter to support this coming from Carrick on Suir MD.
- Also commented that sections of pavement on the N24 coming back from Kilsheelan to Carrick are very rough, and that TII had no plans to remedy in the near future- asked if we could prioritise this as the N24 is a vital piece of infrastructure.

Cllr. D. Dunne:

- Requested that Cllr. A. Goldsboro and Cllr. M. Brennan present an issue to prioritise also for TII.
- Commented that he though the TII works I Grangemockler had created a speeding problem as situating the bus stop in the middle of the road was creating overtaking problems and rather than slowing the traffic was actually very dangerous.

Responding, Mr. M. Scully:

- Thanked the councillors for these comments and requested that they get a final list into him early next week, and he will then follow up with them the following Monday.

The Meetings Administrator circulated a comprehensive report incorporating updates on the following issues in Carrick on Suir:

- Regeneration Plan for Phases 1, 2 and 3.
- Also reported on the EU Just Transition Fund Riverside Regeneration Programme.
- Updated on funding and proposed works on Town Clock.
- Updated on tender requests for works planned in Fairgreen playground.
- Updated on Carrick on Suir to Kilmeaden Greenway project.
- Gave a reminder of the closing date for applications for funding under the Community Integration Fund.
- Informed members of the COSMD Painting Enhancement Scheme 2025.
- Informed members of upcoming events – the Ormond Castle Markets, Fethard Heritage Day and L' etape.

**Item 4.4 District
Administrator's Report**

- Reported to members of the hugely successful inaugural Ormond Castle Market, which was held on Saturday 19th July.
- Thanked the staff and elected members for their effort in decorating the district in flags and bunting ahead of the All Ireland, and also thanked COSBA for jointly running a shop window competition with COSMD ahead of the event.

Cllr. K. Bourke:

- Referring to the RRDF, asked when Phase 4 on the Main Street will commence, noting that Uisce Eireann works were also pending, and asked if there was a time scale envisaged for these.
- Asked how much funds were available for the Painting Enhancement Scheme.

Cllr. D. Dunne:

- Congratulated COSMD staff and his fellow councillors for their efforts in decorating the district so well ahead of the All Ireland.
- Commented that Ormond Castle Market was a great achievement, supported by the outside staff and with 2 more markets upcoming.
- Welcomed the progress being made on the Carrick on Suir to Kilmeaden Greenway project as good news.
- Welcomed the Painting Grant Scheme and stated that he hoped people would apply for it.
- Commented that the outside staff and CE scheme staff were doing great work around the district being well supported by the local Tidy Towns group.

Responding, Mr. B. Beck:

- Stated that RRDF Phase 4 was now broken into 2 sub categories, Phase 4a, Stable Lane car park which would happen before Main Street, and Phase 4b, which was the Main Street.
- Said that he was very conscious of trying to minimise the effect on businesses and private dwellings when planning these phases.
- Confirmed that the design of Phase 4a is 70% complete, and will be out for tender in late 2025.
- Said that once Phase 2 is completed, the contractor for Phase 4b can commence, hopefully with minimal impact.

Cllr. K. Bourke:

- Thanked Mr. B. Beck for his update.
- Noted that to his mind, Phases 2 and 4a are intertwined as Phase 2 works on Chapel Street, William Street and Castle Street will affect access to works on Phase 4a- the archway

and lane access from Chapel Street, so he enquired as to when these works would happen.

Responding, Mr. B. Beck:

- Stated that the strengthening works on the turn into Stable Lane will happen during Phase 2, and noted that they will consider the best way to coordinate the timings of these works when a timeline for the car park works is considered.
- Confirmed that the delivery of the car park was being prioritised and taken every seriously, as ideally it should be delivered before 4b.

Cllr. K. Bourke:

- Requested a rough idea of the timelines involved.

Responding, Mr. B. Beck:

- Said that he hoped works would commence at end of Quarter 1 or Quarter 2 2027, as he wants them to be ready to go as soon as Phase 2 is finished.

Cllr. K. Bourke:

- Queried if the same tender contract documents could be used for Phases 2 and 4a as they are so closely tied together?

Responding Mr. B. Beck:

- Said that this was considered, but to do so would have delayed the project as the documents were ready to go for Phase 2, so ultimately it was not a feasible option.
- Phase 2 would be envisaged to commence circa Quarter 3 2025.

Responding, Ms. M Cox:

- Said that there were €2,124 funds available for the Painting Enhancement Scheme-slightly bigger to reflect the inclusion of Fethard.
- The maximum grant available would be €500, or 50% of the project cost, whichever is the lesser.
- Said the option of matching funds may be available to the councillors if they wish to top up the funds.

Cllr. K. Bourke:

- Asked where the funds were coming from?

Responding, Ms. M Cox:

- Said that the monies were coming from ECRD.
- Commented that if there was a large volume of applications, topping up the funds may be an option which the elected members want to discuss at a later stage.

Cllr. K. Bourke:

- Stated that the available funds were very small.

Cllr. D. Dunne:

- Said that if there is scope in the GMA, the elected members can consider matching funds once all applications are received.

**Item 4.5
General Municipal
Allocation**

None

**Item 4.6
Assistance of bodies
under Section 66 of local
Government Act, 2001**

None

5.0. Chief Executive's / Delegated Employee's Orders

Item 5.1. DEO No. 43036- Section 254 Licence- outdoor dining for Comeragh Bar.

6.0. Correspondence

Item 6.1. None

7.0. Notices of Motion

Item 7.1. None

8.0. Any Other Business

Item 8.1 None

Item 8.1
Any other business
arising with the
permission of the
Cathaoirleach


With the permission of the Cathaoirleach, Cllr. Brennan raised an issue which related to the District Engineer's report:


- Asked about the possibility of removing the clothes banks in Fethard as dumping at them was becoming an issue and was very unsightly.
- Queried if we could write to the Department of the Environment requesting a date for their removal, as there is a new tender currently underway.

Responding, Mr. M. Scully:

- Said that Mr. J. Barry, the Environmental Enforcement Officer for the district, had confirmed to him that the tender had closed yesterday.
- Stated he intends to write to Dept. of Environment and request a date for the removal of the clothing banks

This concluded the business of the meeting (15.03pm)


District Administrator.


Cathaoirleach. 25th September, 2025