

Minutes of July Meeting of Tipperary-Cahir-Cashel Municipal District held in the Council Chamber, Civic Offices, Tipperary Town and hosted remotely on Monday 28th July, 2025 at 11.00am

Members Present: Councillor Roger Kennedy, Cathaoirleach
Councillor Micheál Anglim
Councillor Declan Burgess
Councillor Liam Browne
Councillor John Crosse
Councillor Mary Hanna-Hourigan
Councillor Máirín McGrath
Councillor Andy Moloney
Councillor Marie Murphy
Councillor John O’Heney
Councillor Annemarie Ryan (Shiner)

Officials Present: Mr. Dave Carroll, A/Director of Service
Mr. Anselm McGowan, District Administrator
Mr. James Swords, District Engineer
Mr. Richard Power, Executive Engineer
Ms. Adeline Walsh, Staff Officer
Housing Directorate
Ms. Deirdre Flannery, A/Administrative Officer
Ms. Breda Ryan, A/Administrative Officer
Mr. Shaun Lonergan, Executive Engineer
Planning Directorate
Ms. Caroline Conway, Senior Executive Planner
Mr. Shane Grogan, A/Senior Executive Officer
Ms. Teresa Kiely, Administrative Officer

The Cathaoirleach, Councillor Roger Kennedy, opened the meeting and welcomed everyone to the July meeting. Mr. Anselm McGowan, District Administrator, commenced the meeting with the meeting prayer. The Cathaoirleach congratulated the Tipperary Senior Hurling Team on winning the All Ireland and thanked the Council for providing bunting which was erected by voluntary community groups. He acknowledged that it was a great occasion and he expects that there will be a civic reception in due course for the Senior and U20 Hurling Teams. The Cathaoirleach also congratulated Councillor Mary Hanna Hourigan on being elected President of AILG for 2025/2026 and noted that she is the first Tipperary Councillor to carry out the role. The Councillors supported the Cathaoirleach. Councillor Mary Hanna Hourigan thanked the Cathaoirleach and her fellow Councillors for their comments and stated that it was a great honour and privilege to get cross party support representing 949 Councillors across the Country. She confirmed that it is a busy role and she had her first meeting last Thursday.

1.1 Disclosures/Conflicts of Interest

There were no matters notified to the Meetings Administrator.

2.1 Minutes of Annual Meeting of Tipperary-Cahir-Cashel Municipal District held on 23rd June 2025

The minutes of the Annual Meeting of Tipperary-Cahir-Cashel Municipal District meeting held on 23rd June 2025 were adopted on the proposition of Councillor John Crosse, seconded by Councillor Annemarie Ryan (Shiner).

2.2 Minutes of June Meeting of Tipperary-Cahir-Cashel Municipal District held on 23rd June, 2025

The minutes of the Tipperary-Cahir-Cashel Municipal District June meeting held on 23rd June, 2025 were adopted on the proposition of Councillor John Crosse seconded by Councillor Micheál Anglim.

Matters arising from the minutes

There were no matters arising.

3.1 Housing Directorate Report

The Cathaoirleach welcomed Deirdre Flannery, A/Administrative Officer, Breda Ryan, A/Administrative Officer and Shaun Lonergan, Executive Engineer, Housing Section to the meeting. The team thanked the Cathaoirleach and taking their report as read were available to take questions from the Members.

Councillor Murphy referred to the housing development at Clogheen and noted that it has to go back for Part 8. She thanked the staff for their work on the project to date and asked what is the current timeline for tender stage, and boots on the ground. She noted that it is frustrating that there has been a hold up and that they were told in 2023 that the houses would be ready in late 2025. She appreciated that the changes made by the Department haven't helped. She also asked that the figures could be broken down into the three areas Tipperary, Cashel and Cahir. She noted that there were 5 refusals in relation to the energy retrofit scheme and asked what kind of reasons were provided. Councillor Crosse asked for an update on the provision of accommodation for the 9 to 9 service in Tipperary because it is difficult for anyone to access the service in Clonmel. He also noted that the change to the County Development Plan is slowing development down. Councillor O'Heney thanked the Council for the positive outcome in Hollyford and the community is delighted that housing will be provided. He also asked for an update on the tenant in situ scheme because landlords are looking to sell and it appears to be a cost saving solution. He appreciated that it is a budgetary issue but countless people want to avail of the Scheme. Councillor Annemarie Ryan (Shiner) requested an update in relation to the 16 houses at Rosefield, Tipperary Town being delivered by Cluid Housing

Association. She also understands that the decision to withdraw funding for the Tenant in Situ Scheme was not made by the local authority however some tenants are facing homelessness. Councillor Ryan (Shiner) sought a more targeted approach to housing because there are 224 houses being built and there is 850 on the list and referred in particular to the vacant houses in Emly village because many of the issues are resolved. Councillor Declan Burgess referred to the 7 houses in Boherlahan and asked if they are all 1 beds. He also referred to the AHB houses at Coopers Gate and noted that the front section has been allocated, however expressed disappointment that none of the 44 houses have a ground floor bedroom therefore the houses are not future proofed. Also, he noted that no footpaths are being provided by the developer. He also requested an update on the 20 houses being provided by Tuath at Wallors Lot. Councillor Liam Browne advised that it was great to see a resolution in Hollyford and asked for more information in relation to turn around times for vacant houses because there are a number of vacant in Cashel that are not on CBL. He also asked if there are application being processed under the Repair and Leasing Scheme to try to unlock housing opportunities and noted that some planning applications for change of use and living over the shop were being refused. He also referred to the housing targets and requested a balanced approach because we can't just depend on developers to build houses. Councillor Máirín McGrath supported Councillor Murphy in relation to Mountain View Drive and Clogheen. She also referred to the Energy Efficiency Retrofit Programme and asked how many of the 71 units were in this District. Councillor McGrath also requested a breakdown of the applicants into 1, 2 and 3 bedroom applicants and expressed her disappointment that there is no affordable housing available in the County. She noted that Tipperary people are losing out because there is a huge cohort that are not eligible for social housing and do not have the financial means to provide their own housing. Councillor John O'Heney wanted to support Councillor Ryan (Shiner) in relation to the houses in Emly and also requested an update on Cullen.

In response, Ms Ryan confirmed that they are currently looking for suitable accommodation in Tipperary to provide a 9 to 9 service and that no funding was provided by the Department for the Tenant in Situ Scheme. She confirmed that they only have approval for affordable housing in Clonmel and Nenagh. In relation to the provision of housing Ms Ryan confirmed that they are currently above targets for 2026 and they try to ensure a fair distribution of rehousing across the District. She confirmed that they are working to strict timelines to get vacant houses on CBL.

Mr Lonergan confirmed that the site in Clogheen is close to a protected structure, therefore changes to the plans may be required following receipt of an Architectural Heritage Impact Assessment. This is currently being discussed with Planning and it is hoped that the Part 8 will be approved by the end of the year. Construction is expected to start in 2026 and it will be a 12 to 18 month build time. In relation to Mountain View Drive the Part 8 is expected to be advertised next month and construction will commence before the end of the year. Mr Lonergan confirmed that work under the Retrofit Scheme is ongoing at present

in Cashel and Cahir and he will provide details to the Councillors after the meeting. In relation to Rosefield they expect delivery of these units in 2026. He confirmed that housing is working with the District in relation to Emly and they are expecting an application from Novas to deliver housing in Cullen. He also confirmed that the next phase of Coopers Lot is expected to be on CBL by September/October and Phase 3 by the end of the year. In relation to the provision of housing in Hollyford a masterplan will be prepared by the architect and that the next phase is currently being designed for Donohill but some areas have difficulties with treatment plant capacity.

Ms Flannery confirmed that a breakdown between Tipperary, Cahir and Cashel will be provided in the next report. She advised that if an applicant refuses an offer of a property they bid on CBL, they are not considered for 12 months and noted that adapted or designated elderly houses do not appear on CBL. She also confirmed that RAS and HAP applicants remain on the housing list.

Councillor Murphy and McGrath again expressed disappointment in relation to the delays at Mountain View Drive and Clogheen and the lack of affordable housing in Tipperary. Ms Ryan confirmed that originally no approval was received for Tipperary and they fought with the Department for Nenagh and Clonmel to be put on the list. She advised the Councillors of the First Home Scheme which is a shared equity scheme and the affordable sites which are available in Boherlahan. Ms Flannery confirmed that of the 850 applicants on the waiting list, 482 are on the transfer list, therefore are either in social housing or have HAP. She confirmed that houses are allocated in accordance with the Allocation Scheme and applicants on the transfer list are not disregarded because they have a social housing support available to them.

The Cathaoirleach thanked the Housing Team.

3.2 Planning Directorate Report

The Cathaoirleach welcomed Ms. Caroline Conway, Senior Executive Planner and Mr. Shane Grogan, A/Senior Executive Officer and Teresa Kiely, Administrative Officer. Ms. Conway advised the Members that Ciaran O'Shea would commence in the Planning Section dealing with Taking in Charge on the 4th August. She also confirmed that her colleague Fergal O'Donnell is currently on leave but she wanted to update the Members on correspondence they received from the Minister for Housing confirming that work should commence on varying the County Development Plan to identify opportunities for additional lands to be zoned for residential development to increase housing targets. She confirmed that a lot of work has already been done in the background including meeting with Uisce Eireann in June.

Councillor Murphy requested that details be circulated to all Member. Councillor Crosse asked if this new variation will delay the Local Area Plan for Tipperary Town and asked if the variation only related to housing or if it is a full review.

Councillor Hanna Hourigan requested an update on the CPO for Glen Court and Councillor Ryan (Shiner) supported this and requested an update on the levies under the Derelict Site Act. She also requested an update on the water treatment capacity in Tipperary Town. Councillor McGrath welcomed the appointment of Mr O'Shea to the taking in charge team and requested that Dun Uisce be prioritised particularly the public lighting given that the evenings will soon be getting darker. In relation to the variation she asked if town zoning would be extended to unlock more land.

In response, Mr. Fergal O'Donnell advised that the review of the Tipperary Town Local Area Plan commenced last year and subsequently it was noted that there were significant capacity issues which would impact land use zoning. He confirmed that they are continuing to engage with Uisce Éireann on the issue, they had meetings earlier this year, and they have indicated that there may be some capacity available, but they're continuing to engage. Despite this a lot of ground work and consultation has already been done. Mr. O'Donnell confirmed that the Planning and Development Act, 2024 was adopted last October and this sets out a requirement for a National Planning Framework and Regional Spatial & Economic Strategy to be completed. Therefore, pending receipt of a Circular/Directive from the Minister in relation to the land use and quantity of housing required the LAPs cannot proceed. The planning section has adopted 5 LAPs in the last 2 years and it was intended to have Tipperary and Cashel completed this year, however these circumstances are beyond the control of the planning section. The team are continuing to work behind the scenes and will be doing a variation of the County Development Plan once the National Planning Framework and Regional Spatial & Economic Strategy are completed. The comment in relation to development being stifled was noted, and Mr. O'Donnell confirmed that the Historic Structure are updated periodically as part of the County Development Plan review. He confirmed that the review of the County Development Plan will commence in summer 2026.

Councillor Moloney referred to the recently advertised serviced sites in Boherlahan and noted that a lot of professional people in Cahir can't build onto their existing property due to lack of available space and he requested that this would be incorporated in to the Development Plan because people are looking for serviced sites. Councillor Browne noted that we have to wait for Uisce Éireann and asked if Uisce Éireann is the body dictating where and when we can develop or is it the forward planning team. He also asked about Golden and if there is any update.

In response, Ms Caroline Conway wanted to address a query raised by Councillor Browne in relation to footpaths at Coopers Gate, Old Road, Cashel. She confirmed that the estate was designed in accordance with the Residential Design Guidelines and it was appealed to An Bord Pleanála. She also confirmed that life cycle changes is more sustainable and this is referred to in the Residential Design Guidelines. In relation to living over the shop the exemption only applies to change of use and the onus is on the developer and owner to demonstrate that

they meet the standards. If they do not meet the standard they require planning and the case in Cahir which he referred to is a protected structure therefore planning was required. She confirmed that at present they have no information from the Department on timelines for the variation and it may only relate in relation to Dun Uisce to Ciaran O'Shea once he starts.

Mr Shane Grogan confirmed that they are working with the Housing Section and the District in relation to Glen Court Emly and the CPO is progressing. He confirmed that the Derelict Sites Register has currently been taken down and all properties open the list will be levied. In relation to Repair and Leasing he confirmed that they are working with the Housing Team and there are currently 19 ongoing and are due to be finished. He confirmed that 14 applications are under consideration and he will circulate contact details for the team to all the Members.

Councillor Murphy asked if the review of the Development Plan include log cabins and other housing issues. The Cathaoirleach confirmed that there is a subcommittee of the Housing and Planning SCP looking at that piece of work. Ms Conway confirmed that there will be a public consultation process in relation to log cabins and any changes will require changes in legalisation which is a separate process. Councillor Crosse advised that there needs to be a full review not just for zoning for a few houses otherwise the Council could be open to challenges. Ms Conway confirmed that the Council is still waiting for policy direction from the Department. Mr Grogan agreed to send a copy of the levy template to all the Councillors.

The Cathaoirleach thanked the Planning Section staff.

3.3 To agree three (3) priority national roads items for this District, for inclusion on the agenda for annual meeting with transport Infrastructure Ireland

The Cathaoirleach welcomed the opportunity to meet with the TII and sought proposals from the Members. The following three priorities were agreed.

TCC - TII Annual Meeting 2025 – Priority List for Agenda
Priority 1: N24 - Cahir to Limerick Junction - prioritise the section around Tipp town when developing new N24 route and safety enhancement works on Bansha approach road to Tipperary town and Tipperary town to Monard.
Priority 2: N24 – Waterford to Cahir
Priority 3: Safety measures on the N74 at Kilfeacle.

3.4 Consider late applications under Streetscape & Building Façade Enhancement Scheme 2025 for the Towns of Tipperary, Cahir and Cashel.

On the proposition of Councillor John Crosse, seconded by Councillor Micheál Anglim, the late applications under Streetscape & Building Façade Enhancement Scheme 2025 for the Towns of Tipperary, Cahir and Cashel Tipperary were agreed as follows:

Name	Address	Town	Grant 2025
Cathal Barrett	No. 65 William Street	Cashel Town	€ 500
Gerry Spain	No. 3 Main Street	Tipperary Town	€ 500
James O Doherty	No. 11 Church Street	Tipperary Town	€ 500
James O Doherty	No. 7 Church Street	Tipperary Town	€ 500
James O Doherty	No. 9 Church Street	Tipperary Town	€ 500
James O Doherty	No. 10 Church Street	Tipperary Town	€ 500
James O Doherty	No. 22 Main Street	Tipperary Town	€ 440
James O Doherty	No. 23 Main Street	Tipperary Town	€ 500
James O Doherty	No. 24 Main Street	Tipperary Town	€ 500
Eamon Ryan	No. 9 Bank Place	Tipperary Town	€ 500
Eamon Ryan	No. 13 Bank Place	Tipperary Town	€ 500
Boyles Sports	16 Main Street	Tipperary Town	€ 500
Louise O Connell	No. 4 James Court	Tipperary Town	€ 500
Supervalu	No. 2 Bridge Street	Cahir Town	€ 500
		Total	€ 6,940

Notice of Motions

The Cathaoirleach advised that following a request from Councillor Declan Burgess he was going to deal with the Notice of Motions.

5.1 Councillor Roger Kennedy (Ref ID 3010)

That this Municipal District prioritise a Footpath from Simons Public house to Corbally Cross in the interest of safety of children and others who will benefit from this footpath on the edge of the R660.

Reply

This project was submitted to the NTA for funding under the Active Travel Programme on numerous occasions but the project has been unsuccessful to date.

This motion was seconded by Councillor Declan Burgess.

5.2 Councillor Declan Burgess (Ref ID 3011)

That this Municipal District reinstates speed ramps on Dominic's Street / Moore Lane in Cashel. The three rubber ramps were removed to facilitate resurfacing several years ago and never replaced.

Reply

The Municipal District will carry-out an inspection of the area to examine appropriate traffic control measures in-line with Tipperary County Council Traffic Calming Policy. Should traffic control measures be deemed necessary an appropriate funding source would then need to be secured to carry out any identified works.

This motion was seconded by Councillor Roger Kennedy.

5.3 Councillor Declan Burgess (Ref ID 3012)

That this Municipal District applies for funding to deliver the proposed new footpath and associated traffic calming from Clonoulty village to the GAA grounds.

Reply

This project was submitted to the NTA for funding under the Active Travel Programme on numerous occasions but the project has been unsuccessful to date. The district will continue to submit the project under any appropriate funding sources going forward.

This motion was seconded by Councillor Roger Kennedy.

5.4 Councillor Declan Burgess (Ref ID 3013)

That this Municipal District carries out a new speed survey in Golden village. There are ongoing speeding issues in the village and concerns around the safety of vehicles and pedestrians.

Reply

Speeding and the enforcement of the speed limits is a matter for An Garda Síochána. A speed survey will be carried out at this location. Following this the location will be submitted to TII for funding if traffic calming measures are required.

This motion was seconded by Councillor Liam Browne

3.5 District Engineer's Report

Mr James Swords, District Engineer advised the Members that the surface dressing is ongoing. The Bridge works have started except for Ballycarron which will start in the coming week. The District Engineer also wanted to remind the Councillors that the closing date for the CIS Scheme is the 5th April, 2025.

Councillor Kennedy advised that the District wanted to apologise for any upset caused by removing the Memorial on the Golden Road out of Cashel. He confirmed that a new base has been put in and the headstone will be replaced tomorrow.

Councillor Marie Murphy referred to the former National Road Grant and noted that no funding was received. She also referred to Red Road L 7403 at Glenacunna and asked what length of the road would be done and she wanted to thank Pat O'Neill for his positive engagement. Councillor Mary Hanna Hourigan referred to the proposed pedestrian crossing in Kilfeacle and noted that the local people don't want it. Councillor Crosse wanted to thank Tim Kilmartin for securing funding to complete the works at Shronell School and for his engagement with locals. Councillor O'Heney asked when the LIS scheme will open for application and also wanted to thank the District for the hedge cutting which was done at a number of dangerous junctions. However, he asked if hedge cutting could be carried out in Golden village at the turn up to Mantlehill and again complimented the fantastic job in Shronell.

In response the District Engineer confirmed that it is disappointing that no funding was allocated this year under the former National Road Grant. This District has the N8 and a significant amount of work had been done and it could have been finished in the next 2 to 3 years. He confirmed that a contractor would commence work in Glenacucca at the end of August. He advised the Members that the proposed crossing in Kilfeacle is a draft design which has been prepared by the TII as part of traffic calming. He confirmed that the work at Shronell NS would be completed in the coming weeks. Councillor Moloney confirmed that he logged a CRM requesting that road lining be done at the junctions similar to the work at the Hotel and the Library in Cahir. Councillor Murphy referred to the resurfacing work in Araglen and requested that the road lining is needed in the centre of the road and that Cork County Council has completed their section.

3.6 District Administrator's Report

The District Administrator's Report was circulated to the Members with the agenda and the District Administrator advised that he was available to take questions. There were no questions from the Elected Members.

4.1 Chief Executive/Delegated Officers Orders

The orders were noted.

6.1 Votes of Sympathy

A vote of sympathy was extended on the death of the following:

- Freya Tobin, Liam Lynch Terrace, Newcastle, Co Tipperary
- Margaret Kingston, Aherlow, Tipperary Town, Co Tipperary
- John Anthony Hally, Grange, Co Tipperary

6.2 Votes of Congratulations

A vote of congratulations was extended to the following:

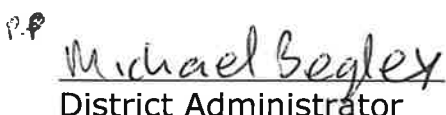
- Tipperary Senior Hurling Team on winning the All Ireland Hurling Final
- Councillor Mary Hanna Hourigan on being elected President of AILG for 2025/2026
- Clonoulty Rossmore on winning the West Tipperary Senior Hurling Final
- Charlie Taylor and Sarah Ryan on winning the Munster Pitch and Putt Match Play Championship

7.1 O'Hurley Pipe Band celebrating 90 years

It was agreed by the Members that the O'Hurley Pipe Band should be requested to apply for financial assistance under the Festival & Events Scheme.

This concluded the business of the Municipal District meeting.

Signed/  Dated/ 22/9/25
Cathaoirleach

Signed/  Dated/ 22/09/2025
District Administrator