



## **MINUTES OF THE JULY MONTHLY MEETING OF THE THURLES MUNICIPAL DISTRICT WHICH WAS HELD IN THE DISTRICT CHAMBER, THURLES MUNICIPAL DISTRICT OFFICES, CASTLE AVENUE, THURLES ON 21<sup>ST</sup> JULY 2025**

**Present:** Councillor Peggy Ryan, Cathaoirleach, presided.

Councillors Kay Cahill Skehan, William Kennedy, Shane Lee, Eddie Moran, Jim Ryan, Seán Ryan and Michael Smith.

**Apologies:** Councillor Michéal Lowry

<b><u>Also Present:</u></b>	Mark Connolly	Director of Services
	Kieran Malone	Senior Engineer
	Thomas Duffy	District Engineer
	Jim Ryan	Executive Engineer
	Enda Walsh	Executive Engineer
	Sharon Scully	District Administrator
	Orla McDonnell	Staff Officer

### **Vote of Congratulations – Tipperary Senior Hurling Team.**

The Cathaoirleach opened the Meeting by expressing her congratulations to the Tipperary Senior Hurling Team who were crowned Senior All Ireland Hurling Champions after winning the All Ireland Senior Hurling Championship Final against Cork.

The Members joined with the Cathaoirleach in congratulating the team on the great win.

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

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

### **2.1 Minutes of the Annual Meeting of Thurles Municipal District held on 16th June, 2025.**

It was proposed by Councillor S. Ryan, seconded by Councillor W. Kennedy and resolved:

"That the Minutes of the Annual Meeting of Thurles Municipal District which was held on the 16th June 2025, be adopted as a true record of the business transacted at the Meeting."



## **Minutes of the June Monthly Meeting of Thurles Municipal District held on 16th June 2025.**

Councillor J. Ryan stated that the issue of the poor road surface on Slievenamon Road, Thurles which was raised at the June meeting and requires remedial works has still not been addressed.

The District Engineer stated that remedial works will be undertaken on Slievenamon Road in due course.

It was proposed by Councillor S. Ryan, seconded by Councillor W. Kennedy and resolved:

"That the Minutes of the Thurles Municipal District June 2025 Monthly Meeting, which was held on the 16th June 2025, be adopted as a true record of the business transacted at the Meeting."

### **3.1 Update from Housing Section.**

Eoin Delaney, Assistant Engineer, Helen Butler, Administrative Officer and Breda Ryan, Acting Administrative Officer were in attendance for this item.

A Housing Services report for the period 01.01.2025 to 31.05.2025 for Thurles Municipal District was circulated to the Members in advance of the Meeting and taken as read.

The Members raised the following queries:-

- How are the houses under the Retrofit Scheme being selected and will those houses that have not been selected be undertaken at a separate date, such as at Derrynaflan Avenue, Littleton.
- Will there be sufficient funding available to progress the works under Priority 3's together with the Priority 1's and 2's.
- How will the new National Planning framework affect housing developments going forward? Is the new process expected to expedite the times of developments and will it apply to new builds only or current builds?
- What is TCC future plan of action to deal with the unprecedented demand for social housing. There are not enough housing units being built as people deal with issues such as notices to quit, overcrowding and couch surfing.
- The Housing Section were complimented on the 50 new Cluid houses that are coming on stream in Roscrea.
- Update regarding ground floor buildings on the choice based letting (CBL) system.



Replies to queries raised were as follows:-

- The houses selected for retrofit under the Retrofit Scheme are selected by the relevant Districts and it depends on the condition of the houses. Some tenants turn down the offer of retrofitting their home. Any concerns regarding houses that have not being selected for retrofit should be discussed with the District.
- Housing have received funding under the Mobility Grant of €4.1m and works under Priority 1's and 2's are ongoing. Additional funding in line with last year's budget of €4.4m is currently being sought. Currently there is not sufficient funding to address Priority 3's.
- It is anticipated that the new process under the National Planning framework will speed up housing developments going forward, however, no confirmation has yet been received from the Department.
- Housing Section are hoping to exceed their expected target of housing provision by the end of 2026 with the provision of new housing units.

The Cathaoirleach thanked Eoin, Breda and Helen and they left the Chamber.

#### **4.1 Agree name for proposed new 30-unit housing development at Borrisoleigh, Thurles.**

The selected names for the proposed new 30-unit housing development at Borrisoleigh, Thurles are:

- Glean Caoin
- Cualan Court
- Cromoge Park

It was proposed by Councillor E. Moran, seconded by Councillor M. Smith and agreed that:-

"Glean Caoin be chosen as the name for the proposed new 30-unit housing development at Borrisoleigh, Thurles".

Councillor Smith suggested that, going forward, schools should be involved in the naming of housing developments as was the case in Roscrea last year. The Meeting Administrator informed the Members that a TCC policy is already in place for naming estates. She noted that when schools were involved in the naming process in Roscrea, prior permission had been obtained from the Housing Section.

Councillor Lee stated that, as a member of the housing SPC, he will put forward a proposal that, going forward, Thurles MD will involve local schools in the naming process for housing developments.



## **5.1 Update from Planning & Development/Emergency Services.**

Shane Grogan, A/Senior Executive Officer, Jonathon Flood, Senior Executive Planner, Fergal O'Donnell, Senior Executive Planner and Teresa Kiely, Administrative Officer, were in attendance for this item.

A Planning Briefing Note dated July 2025 was circulated to the Members in advance of the Meeting and taken as read.

- How is the new National Planning framework expected to impact housing developments going forward? Will the revised process help expedite development timelines and will it apply solely to new builds or also to existing developments?
- Could further clarification be provided on how URDF funding is being utilised to address dereliction in Thurles.
- What is the latest update regarding Developer Provided Infrastructure (DPI) estates? Has any action been taken at national level to resolve the issue.
- Following the appointment of a Taking-in-Charge (TIC) Officer in August, will TCC be in a position to expedite the process for those estates that have yet to be taken-in-charge?
- What is the primary objective when addressing dereliction - to make currently uninhabitable properties liveable again or to improve the visual appearance of derelict buildings?
- Despite a public-involved feasibility study conducted last March regarding the closure of Roscrea's only hotel, no results have been published to date. Can an update be provided on the outcome or expected timeline for findings?
- Appreciation was expressed for the tremendous services provided by Civil Defence, as demonstrated during the Liberty Festival in Thurles recently.

Replies to queries raised were as follows:-

- Planning Section are not involved in the National Planning Framework which is a matter for Housing Section, however it is understood that the four-stage process will be consolidated into one process.
- The current Call 3 under URDF is focusing on addressing long-term vacancy and dereliction in the 3 major towns. TCC will work with landowners to bring derelict properties back into use. CPO's will be used as a process of last resort.
- There has been no update from Central Government regarding DPI estates, however it is hoped that there may be some reference to such estates in the National Development Plan due to be released tomorrow.
- The TIC Officer will be responsible for those estates that are waiting to be taken in charge. It is hoped that the appointment of the TIC Officer will expedite the matter.



- There are currently two vacant officer positions within the Dereliction Team as well as a Technical Post which is presently unfilled. A total of €30m is available under URDF Call 3 Scheme and TCC is actively purchasing properties.  
To date, approximately 50% of landowners have responded regarding derelict properties. Those who fail to respond will be placed on the Derelict Sites Register, from which levies are imposed and are actively pursued to collect fees.
- The Feasibility Study regarding Damer House Hotel is almost complete. Good feedback from the public was received and there appears to be a strong desire to have the premises re-open as a hotel. The purpose of the feasibility study is to present a realistic assessment of what is possible for the site. The draft will be available in the next few weeks. Engagement with stakeholders and the MD will take place before it is circulated to the general public.

The Cathaoirleach thanked Shane, Jonathon, Fergal and Teresa and they left the Chamber.

#### **6.1 To agree three (3) priority roads items for this District, for inclusion on the Agenda for the Annual Meeting with Transport Infrastructure Ireland.**

Following discussion, it was agreed amongst the Members that the following roads would be submitted for 2025 as priority roads for inclusion on the Agenda for Tipperary County Council's meeting with TII:-

- N62 Slievenamon Road, Thurles
- Thurles Inner Relief Road & Thurles Outer By-Pass
- N62 Ballybrista, Thurles
- N62 Tullaskeagh Junction, Roscrea

It was proposed by Councillor J. Ryan and seconded by Councillor S. Ryan that the three TD's who represent North Tipperary be requested to attend a meeting with the Members to discuss funding for priority roads.

#### **6.2 To formally approve Town and Village Development Fund Allocation 2025.**

It was proposed by Councillor S. Ryan, seconded by Councillor S. Lee and agreed that the media be asked to leave the Chamber to allow a discussion take place on the Town and Village Development Fund Allocation, 2025.

Following a discussion it was agreed that an Enhancement and Regeneration Scheme to address dereliction and improve the appearance of premises would operate for 2025.



The terms of reference of the Scheme will be agreed amongst the Members in the coming weeks before the Scheme is advertised publicly.

The Members will meet again next year to review how funding is to be allocated in future years.

It was proposed by Councillor S. Ryan, seconded by Councillor S. Lee and agreed that an enhancement and regeneration scheme would operate for 2025 and the Members will meet again next year to review how the money will be allocated for future years.

The Media were invited back into the Meeting.

### **6.3 District Engineer's Report.**

An updated District Engineer's Report was circulated to the Members in advance of the Meeting and taken as read.

Queries raised by Members are as follows:-

- Issue of overgrowth on the Derrynaflan greenway which is restricting the width of the walkway needs to be addressed.
- Issue of overgrown hedges on the Grange to Gortnahoe Road at Kilcooley Estate where the overgrown hedges are causing a danger to motorists.
- The river wall at Emmet Street, Thurles appears to be in a poor state of repair.
- Footpaths in Bohernanave and Childers Park, Thurles are in a poor state of repair.
- A gully in Butler Avenue, Thurles appears to have collapsed, posing a danger to motorcyclists and bicycle users.
- Is the MD Japanese Knotweed Programme still ongoing?
- What is the update regarding the white lining and double yellow lines programme?
- Can a survey be undertaken of Ballysloe Village to determine if it needs additional public lighting?
- Is there any funding stream available for residents at Cabragh Court, Thurles who are seeking additional car parking spaces in the estate?
- Can Liskeveen be included in the Low-Cost Savings Scheme?
- When will the two-hour parking restriction be introduced in Bank Street, Templemore?
- When will works at Borrisoleigh commence?
- When will works commence at Drom?
- The Municipal District was complimented on the recent improvement works carried out at Toomevara.
- Issue of overgrowth on the N62 beyond the flyover.





- Is Transport Infrastructure Ireland (TII) aware of the deteriorating condition of parts of the flyover which poses a risk to both pedestrians and road users.
- Issue of overgrown hedges on the N62 outside Kennedy Park, Roscrea which is forcing pedestrians from the footpath onto the road.
- What is the responsibility of adjoining landowners regarding hedge cutting? Are they issued with a reminder or notice to ensure compliance?
- Can the MD undertake remedial works to address the issue of water lodging in front of people's houses?
- There is a public light in Templetuohy that has been out of action for the past fourteen months.
- The Municipal District was complimented on the recent road safety works undertaken at the Ragg and Ballycahill.
- The introduction of a continuous double yellow line along Parnell Street, Thurles is expected to negatively impact some businesses and residents on the street. Was it originally intended that this would only be implemented following the provision of additional parking spaces in Parnell Street car park and Liberty Square.
- Is it possible to install an accessible parking space outside Stakelums book supplies on Parnell Street, Thurles? A local resident undergoing cancer treatment is in need of convenient access.
- Has the two-hour parking restriction at Slievenamon Road car park, Thurles come into effect? It is essential that the car park is monitored to ensure compliance with the new bye laws.
- Will traffic management be put in place for the Tipperary Senior Hurling team homecoming later this evening.

Replies to queries raised was as follows:-

- Overgrowth on the Derrynaflan greenway forms part of a maintenance programme and the walking track receives scheduled inspections.
- Issue of overgrown hedges on the Grange to Gortnahoe Road at Kilcooley Estate will be inspected by the GSS with a view to issuing notices in September.
- There are currently a few stones out of place on the river wall at Emmet Street, Thurles, however, the integrity of the wall is not affected.
- The MD budget for footpath repair is down 50% on last year and the programme for the MD is currently ongoing. Footpaths in Bohernanave are included in the current programme.
- The gully in Butler Avenue, Thurles that appears to have collapsed will be investigated.
- The MD Japanese Knotweed programme is still ongoing.
- The white lining programme is ongoing at present.
- The public lighting scheme for 2025 has already been decided. Ballysloe Village can be considered for the 2026 public lighting scheme.



- There is currently no funding stream available for the implementation of additional car parking spaces at Cabragh Court, Thurles.
- Liskeveen will be included on the September application for the Low-Cost Saving Scheme as agreed.
- Signage depicting the 2-hour parking restriction at Bank Street, Templemore is already in place and the restrictions, which also include Main Street and Patrick Street, were advertised as part of the Bye-Laws.
- Works at Borrisoleigh will commence this coming Friday.
- It is anticipated that works at Drom will commence within the next two weeks.
- The issue of overgrowth on the N62 beyond the flyover will be examined by the GSS.
- The TII have been notified of the deteriorating condition of parts of the flyover on the N62 at Roscrea.
- The issue of overgrown hedges on the N62 at Kennedy Park, Roscrea will be examined.
- Landowners are issued with a notice reminding them of their obligations to cut their hedges. The notices will issue in September/October. GSS's will be asked to report any areas where overgrowth is a problem and Members can similarly report any areas of concern.
- The issue of a homeowner experiencing water lodging outside their house can be examined on a case by case basis.
- Public lighting issues are being dealt with by Michael Tierney, Executive Engineer who has responsibility for public lighting.
- The procedure regarding the introduction of the double yellow lines on Parnell Street, Thurles were followed correctly. The provision of additional spaces at Parnell Street carpark relates to the removal of car parking spaces from Liberty Square as part of Liberty Square Phase II works.
- An accessible parking space outside Stakelums book supplies on Parnell Street cannot be accommodated due to space restraints in this area.
- The two-hour parking restriction at Slievenamon Road carpark is now in place. All day parking is available at the back of Parnell Street car park and also in Cathedral Street and Friar Street car parks.
- Traffic management will be in place later this evening to allow for the Tipperary Senior Hurling team homecoming.

#### **6.4 Update on District Project Pipeline Plan.**

An updated report on the Capital Projects for the MD, as outlined in the table below, was circulated to the Members in advance of the Meeting and taken as read.





Project Name & Details	Next Phase Works/Actions
<b>THURLES</b>	
Market Quarter - Thurles	Progress with construction works, planned completion date November 2025. Procurement of Café tenant is underway.
Liberty Square Enhancement Scheme Phase 2 - Thurles	Tendering to commence Q2 2025 to procure Design Consultants to carry out detailed design. Advertised on E-Tenders July 2025. Discussions with the National URDF Team and TII will be required in 2025 when detailed design is complete to finalise costings, funding requirements and gateway/programme status.
Mill Road Footpath (phase 2)	ORIS funding application submitted 2025.
Redevelopment of Thurles Skateboard Park	Draft tender docs for issue Q3 2025.
Littleton Labyrinth Walkway and Cycleway - Phase 2	Identify the best routes back into the villages. Landowner approval.
Littleton Bushcraft Centre	Consultants appointed to carry out a Feasibility Study. Final draft complete. Feasibility will now be presented to the Members in due course. This project is located in the Carrick MD.
Semple Stadium/Teagasc Offices - footpaths	Project funding from NTA approved for 2025. Works programmed for Q2/3 2025.
Road Safety Works – Turtulla Junction	Capital Section reviewing options and costings.
Thurles Inner Relief road	Detailed Design.
Munster Hotel Site Redevelopment	Discussions ongoing with landowner and partners.
Cycle and Walking corridors – Thurles Town	Await approvals from NTA - currently on a priority list.
<b>ROSCREA</b>	
Gantly Road, Roscrea – <i>an age friendly Neighbourhood</i>	Tenders evaluated and winning tender awarded. Contracts signed and Pre Start Meeting complete. Detailed design commenced in June 2025.



Main Street Enhancement Works - Roscrea	Project put forward for RRDF call 4, submitted 14 <sup>th</sup> March, awaiting outcome. If successful under this funding stream, a tender brief will be prepared for Consultants to produce a design and upgrade of Main Street and laneways to include public realm works.								
Reimagined Castle Street - Roscrea	Kick-off meeting arranged for July. Preliminary design to commence in August 2025.								
Rosemary Square Footpaths & Pedestrian Crossings									
Installation of Skateboard Park adjacent to the swimming pool	Town and Village Funding application unsuccessful. Other funding source to be identified.								
<b>TEMPLEMORE</b>									
Templemore Town Carpark, Dunkerrin Road	Funding application submitted under Town & Village Renewal.								
The Mall River – Infill Works	Consultant appointed and draft design plan drafted. Ongoing consultation with landowners in progress.								
Templemore Town Park Maintenance Plan	Short, medium and long-term actions identified within the plan for maintenance and future development. Actions will be worked through over the coming years.								
Templemore Landbank Master Plan	Funding application under Just Transition funding for Masterplan submitted by ECRD Directorate was successful. Consultants appointed.								
Main Street Enhancement Works, Templemore	The Project will be considered for the next RRDF Call 5. If successful under this funding stream, a brief will be prepared for Consultants to produce a new design and upgrade of Main Street and to include public realm works.								
Vacant Housing Units	<table> <tr> <td>MD Awaiting receipt of keys to property</td><td>2</td></tr> <tr> <td>At Inspections/Costings Stage</td><td>9</td></tr> <tr> <td>In Progress</td><td>13</td></tr> <tr> <td><b>TOTAL</b></td><td><b>24</b></td></tr> </table>	MD Awaiting receipt of keys to property	2	At Inspections/Costings Stage	9	In Progress	13	<b>TOTAL</b>	<b>24</b>
MD Awaiting receipt of keys to property	2								
At Inspections/Costings Stage	9								
In Progress	13								
<b>TOTAL</b>	<b>24</b>								



The Members raised the following issues:-

- What is the update regarding the CCTV for Littleton?
- Following a complaint from an ESB Manager in Roscrea regarding the bunting in Kennedy Park, could a formal bunting plan be established to ensure that bunting is only hung on designated poles.
- Are there any plans for use of the TCC-owned site at Turtulla, which was purchased from Tesco several years ago using funds set aside by Thurles Town Council?
- Is there funding available for community-based CCTV in Rahealty/Moyne which requires upgrading?
- What is the current update on the Mall Infill Project in Templemore? It has been suggested that the cost of the works is now approximately ten times the original estimate of €1.4 m, which is deeply concerning.
- What is the update regarding Thurles Market Quarter?
- How are consultations with landowners progressing with regard to the Mall, Templemore.
- Can the wall at the right-hand side of the Mall Infill in Templemore be repaired?

Replies to queries raised were as follows:-

- In relation to the CCTV in Littleton, the MD are currently awaiting a reply from J&N Consultants who are obtaining quotes for the proposed works. On receipt of a quote the MD will apply to Finance Section for approval for the necessary budget.
- The poles that the bunting was hung from is ESB property and health and safety must be to the fore when hanging any bunting.
- It is understood that TCC did not purchase any land at Turtulla, Thurles, however clarity on the issue will be sought from Community & Economic Development.
- There is currently no funding available that the public can access for community-based CCTV. The MD have identified a number of priority CCTV projects within the District and Rahealty/Moyne is currently not on that list.
- There is a possibility that physical works will commence at the Mall infill this year; however, it is more likely they will begin next year. Some minor preparatory work has already commenced, including the clearance of shrubbery from the wall and cleaning of the river. The project involves balancing aesthetics with biodiversity considerations.
- Five expressions of interest from operators have previously been received in respect of Thurles Market Quarter café. A request for tender document was issued to each operator. The closing date for receipt of the Request for Tender is 1<sup>st</sup> August. Works are expected to be completed in October, the operator will then require time to fit out the cafe. It is envisaged that the café will be open for Christmas 2025.



- One-to-one meetings have taken place with the homeowners in relation to the Mall, Templemore. The homeowners have expressed disappointment with the board's decision. They have outlined their preferences regarding the treatment of their gardens.
- The OPW will not fund the repair of the wall at the right-hand side of the mall infill and repair costs will be significant given that it is a stone wall. It is anticipated that the wall will be repaired later this year, subject to funding.

### **7.1 Notice of Motion.**

#### **NOM in the name of Councillor Kay Cahill Skehan– Id 3020**

Councillor K. Cahill Skehan formally moved the following Notice of Motion in her name:

"I ask that that the current graveyard policy be revised to allow in certain places the placement of a headstone that matches the size of existing headstones.

This would apply to older parts of the cemeteries when a headstone needs to be replaced or added .

This would promote visual consistency with what is already in place on the graves .

Such an approach supports the intent of the policy in a way that is both fair and respectful.

I ask that Tipperary County Council burial bye laws be amended to facilitate graves that have been in existence for many years."

Reply to NOM

"If there is consensus among the Elected Members, Thurles MD will forward a request to the Councils Strategic Policy for Environment and Climate Action requesting that the current Tipperary County Council Burial Ground Bye Laws be reviewed and that consideration be given to allowing the placement of a headstone that matches the size of existing surrounding headstones."

Councillor Cahill expressed her satisfaction with the reply.

### **8.1 Correspondence.**

There was no correspondence.

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

There were no votes of sympathy.



Votes of congratulations were extended to:

- Templemore Town Twinning Committee on its recent 21<sup>st</sup> anniversary celebrations of twinning with Potenza Picena, Italy and Prémilhat, France.
- Tipperary Senior Hurling Team on beating Cork in the All Ireland Senior Hurling Championship final.
- Councillor Peggy Ryan on her recent appointment as Leas Cathaoirleach to the Southern Regional Assembly.
- Tipperary Senior Camogie team on qualifying for the All Ireland Camogie Senior Championship semi-final on 26<sup>th</sup> July next.

#### **10.1 Any Other Business.**

There was no other business.

That concluded the official business of the July Meeting.

SIGNED:  DATE: 15<sup>th</sup> September 2025  
CATHAOIRLEACH

SIGNED:  DATE: 15<sup>th</sup> September 2025  
MEETINGS ADMINISTRATOR



