



**MINUTES OF PROCEEDINGS OF THE DECEMBER MEETING OF NENAGH
MUNICIPAL DISTRICT HELD IN NENAGH MUNICIPAL DISTRICT CHAMBER AND
via ZOOM AT 10.00 AM ON 18th DECEMBER 2025**

Present in chamber	Cllr's Fiona Bonfield, John Carroll, Phyll Bugler, Louise Morgan Walsh and Joe Hannigan
Present via Zoom	Cllr's J.P. O'Meara, Pamela Quirke O'Meara and Michael O Meara
Apologies	Cllr. Séamus Morris
Also Present	<p>Ms. Rosemary Joyce, District Administrator; Liam Brett, Director of Services; Mr. Kieran Malone, Senior Engineer; Mr. Barry Murphy, Senior Executive Engineer and Ms. Sinead Moriarty, Staff Officer</p> <p>Housing: Ms. Gillian Barry, Administrative Officer; Ms. Breda Ryan, Administrative Officer and Mr. Eoin Delaney, Assistant Engineer</p> <p>Planning: Ms. Teresa Kiely, Administrative Officer; Mr. Jonathan Flood, Senior Executive Planner and Mr. Fergal O'Donnell, Senior Executive Planner.</p> <p>Mr. Shane Grogan, A/Senior Executive Officer (via Zoom)</p>
Item 1. To note any Disclosures/ Conflicts of Interest	None
Item 2. To consider and adopt Minutes of the November Meeting held on 20th November 2025	It was proposed by Cllr. Carroll and seconded by Cllr. Morgan Walsh and resolved that the minutes of the November Meeting held on 20 th November be adopted.
Item 3. To receive update from Housing	<p>The report from Housing was circulated to members.</p> <p>Cllr. Bonfield welcomed the 58 units on the Murroe Road in Newport and asked about the breakdown between 2 and 3 beds. Cllr. Morgan Walsh asked about the houses at the back of the Abbey Court, help for anyone that has received a notice to quit and the homeless accommodation that is available.</p> <p>Cllr. Carroll thanked the staff involved in resolving the situation at Carrigatoher and complimented the Energy Retrofit Scheme. He raised concerns over the gathering of rubbish for bonfires on some council estates around Halloween. This was done by a small number of tenants and the green areas have been destroyed. Cllr. Bugler asked about the property types on the repair to lease</p>



scheme and if Housing are examining the possibility of purchasing land in Ballina as there are 67 approved applicants on the list.

Cllr. Hannigan asked why the income threshold in Tipperary for social housing is €30,000. It is very low in today's terms. He is aware of a person that was approved for social housing but as she did a course and got a job she is now no longer eligible. She could have taken HAP but could not afford the houses available. It should be possible to review this scheme. He didn't think there was capacity issues in the plant in Puckane that would hold up the provision of additional housing.

Cllr. M. O'Meara enquired about the timeframe for the houses in Rathcabbin. He does think Uisce Éireann should have raised capacity issues in relation to Puckane before now. Cllr. Quirke O'Meara requested clarification on housing loans. She thought that the number of loans valid and issued was very low for the amount of applications received. She asked if this scheme was for first time buyers and if there was an amount allocated to it. The maximum value for the loan is €275K but it would be very difficult to get a property for that price. It is a significant process for the applicant to go through, they may not get a mortgage through a bank due to credit issues or income and this scheme may be just as difficult to get approval on.

Ms. G. Barry will give a written response on the breakdown of 2 or 3 bed properties on the repair and lease scheme. The income limit of €30,000 and thresholds on family composition are set by the Department. The income limits had been changed in January 2023 but contact can be made with the department about these. The allocation of €1.5m for purchases of houses is ringfenced for housing for the homeless and people with disabilities. It is not known yet what the allocation for 2026 will be but it is likely that this will also be ringfenced. In relation to loans, once an application is approved by TCC it then has to be approved by the Department. Sometimes the issue is that approval is received but the applicant can't find a house. There is not a specific allocation for housing loans but the allocation is given as loans are approved. The approval of a loan is determined by the person's ability to pay. Increasing the thresholds for a local authority loan does not mean the applicant will be able to afford to repay the higher amount.

Mr. L. Brett confirmed he will get details for the Part VIII houses at the Abbey Court.

Mr. E. Delaney explained that it is not yet known what the breakdown will be for the houses in Newport. There is no land in Ballina at the moment but Housing are always looking for possible sites. Any properties where there is a notice to quit will only be purchased in special circumstances and where Department approval has been received. It is not a capacity issue with the plant in Puckane – the issue relates to the pipework. Uisce Éireann



	<p>want the council to replace pipework as part of the housing scheme. This will add to the cost of the scheme and may lead to reduced density. The scheme in Rathcabbin could be started in Q3/Q4 2026.</p> <p>Ms. B. Ryan said that the CLO's in Housing work with Environment coming up to Halloween. There is a homeless service in Nenagh from December to March with 10 beds available in a facility that is staffed at night. Details will be circulated to members by email.</p>
Item 4. To receive update from Planning	<p>The report from Planning was circulated to members.</p> <p>Cllr. Carroll welcomed the low number of planning refusals and queried if there was a particular issue causing refusals and withdrawals under the Croí Cónaithe scheme. He said it was important to get the message out about the variation of the County Development Plan. The workshop on this was very useful but policies should be reviewed to allow people build in their locality. Reed bed systems would be useful in some areas.</p> <p>Cllr. Bonfield asked that a good publicity campaign be undertaken on the variation to the County Development Plan and enquired what is next to happen in relation to the RZT for Newport. Cllr. Bugler enquired about the possibility of getting the number of planning applications that are withdrawn, informing landowners of the RZT, of getting a map of the areas affected, the status of the taking in charge of Ard Coillte and when applications can be submitted for the over the shop grant.</p> <p>Cllr. Hannigan also welcomed the low number of planning refusals and asked about the extension of the County Development Plan until 2030 and if any new policies can be progressed before then. He referred to infrastructural issues in Ballycommon, Puckane, Cloughjordan, Silvermines and asked what could be done to remedy the deficits.</p> <p>Mr. J. Flood agreed that 3% refusal rate is very good. These refusals are due to a variety of reasons but generally relate to policies or the CDP. If an applicant was told at the start of the process there is a 97% chance they will be successful, they would welcome it. Figures in relation to the amount of applications withdrawn are not available but it can be looked at. Planning are aware of the infrastructural deficit in a number of areas hampering development and would be an advocate of addressing this if possible. Cluster Guidelines are central to development. Reed beds can work in certain areas but the land areas required for these can be large. He will have to come back with information on the taking in charge of Ard Coillte.</p> <p>Mr. F. O'Donnell said Newport and Ballina will be included in the final maps for the RZT and if land is included the landowner will be liable. These maps will be available for members. There is not a</p>



	<p>specific requirement to write to landowners to let them know but most people are aware of it. Planning will do what they can to get the message about the variation to the CDP out to the public but he would ask that members also help with this. He took the point in relation to infrastructure and Planning will continue to lobby through the correct channels. Members should however be aware that Uisce Éireann have a limited budget and are playing catch up on a lack of investment for a number of years. The workshop on the variation of the plan will be very important. If policies need to be reviewed that will be done once the variation of the plan has been completed.</p> <p>Mr. S. Grogan informed members that the detail of the new grant scheme are still not fully available. The grants will still be available in town centres but the amount will depend on the number of units and it there is a remaining commercial entity. There will also be a grant for expert advice. In relation to the 28 applications that were withdrawn, these referred to applications that were received but when they were followed up on the applicant never came back so the application was closed.</p> <p>It was agreed to hold the workshop on the Variation to the County Development Plan at 2.30 p.m. on Thursday 15th January.</p>
Item 5. To note proposals for Roundabout Scheme in respect of Nenagh Town	Ms. R. Joyce informed members that this scheme will be advertised in the New Year. It is in line with the overall policy on roundabouts, 5 roundabouts have been identified and the minimum contribution will be €5,000. Any existing arrangements for roundabouts will not be affected by this.
Item 6. To update members on projects & events	<p><u>Newport Town Park:</u> Awaiting final sign off.</p> <p><u>Newport Town Team/Newport Town Centre First Plan:</u></p> <ul style="list-style-type: none">• Newport Town Centre First Plan was agreed at the May meeting of Nenagh MD. The Plan will now form the basis for agreeing an Action Plan to progress implementation based on priorities and resources.• Meeting of Newport Town Team to be arranged. <p><u>Nenagh Town Team/Town Centre First/THRIVE:</u></p> <ul style="list-style-type: none">• Copies of the Nenagh Town Centre First Plan are now available.• Claim for THRIVE funding allocated for preparation of the TCF Plan submitted.• Meeting of Nenagh Town Team to be arranged and action plan to be developed.



- Agreement reached with Nenagh Guardian to provide updates in relation to the Nenagh Town Team and the TCF Plan on a regular basis.



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- Feedback given to Image ICT Solutions Ltd., T/A Storm Web Development on the revised proposals for logo for Nenagh.ie. Refinements received and currently being assessed.

Rialto Digital & Enterprise Hub:

Work is progressing on exploring the potential funding sources based on proposed use of the Rialto.

Nenagh Town Park Extension

- Following a tender process Lead Engineer, Ecologist and Landscaper have been appointed to prepare a concept design for the extension of Nenagh Town Park with a view to progressing to planning stage.
- Design on going – first draft of ecologist reports/screening and civil/structural drawings completed.
- Landscaper to submit options.
- Aim is to submit for Planning by end of November 2025.

Nenagh Historic and Cultural Quarter

- Works are nearing completion on the conservation works to the windows of the Governor's House funded under the Built Heritage Investment Scheme and the GMA. These are scheduled for completion before end of October. Windows were taken off-site for repair. They have now been returned on site and work is commencing on re-painting and re-installation.
- Application has been submitted to the Department under the Town & Village Renewal Scheme in respect of the 3-storey Gaol Block with a view to securing funding to allow this historic heritage building to be brought back into public use. Awaiting decision on same.
- We will continue to strive to source funding for the various proposals in relation to the Historic & Cultural Quarter as funding calls open up.

Nenagh Centre of Excellence:

- Work is progressing on initial design and the red-line boundary for the development has been agreed with the design team.
- Discussions are on-going with the property owners.
- It is aimed to submit planning through Part 8 process in Q4 2025/Q1 2026.
- Meetings are being held fortnightly with the Integrated Design Team.



RRDF Call 4 – Category 2:

An allocation of €1 million has been awarded under RRDF Call 4 – Category 2 for a Town Centre Regeneration Project in Killaloe-Ballina. The lead authority for this is Clare County Council. The funding is for design and planning with a view to submitting a future application under Category 1 for funding to deliver the project. We will now liaise with Clare County Council to progress this.

Nenagh Transport Hub:

Engagement with NTA on the development of a Transport Hub and the proposed relocation of the bus stops to the Railway Station is on-going.

Works on Abbey Lane & Kenyon St:

- Works have commenced on the pedestrianisation on the top part of Abbey Lane. This is now closed to traffic.
- Installation of the new pedestrian crossing on Kenyon St. has also commenced.

Platforms for Growth- Dromineer:

- Work is progressing on site.
- Fortnightly meetings are being held on site with consultants and contractors.
- Provision of Changing Places Facility will be progressed.
- An assessment of the accessibility to and from the new facility has been undertaken. Approval in principle to funding for specified measures has been indicated by Fáilte Ireland. The works applied for include induction loop in the WAC, footpaths and associated works, bike stand, pedestrian crossings, street furniture/rest points and resurfacing of carpark with line markings, bays, etc. Funding provided for this will be to a maximum of €161,000. Discussions are currently on-going at District level on delivery of these measures, first draft of car park design received and consultation on same has taken place with local community. Contractor to be appointed this month.

Casual Trading Bye-Laws

- Tipperary County Council (NMD) has recently advertised, inviting applications for Casual Trading Licences for 2025, or part thereof, in the designated areas Dromineer, Clare Glens, Garrykennedy, Castlelough, Ballina Riverside Park, Newport and the Lookout. Licences must be reapplied for on an annual basis. Closing date for receipt of completed applications is 4.30 p.m. on Friday 31st October 2025.
- To date for 2025 a total of 12 Casual Trading Licences have issued.

Expressions of Interests for Development Land at Lisbunny

The disposals to Banaghan & Co (Stationery) Ltd and Apex Aviation approved by members at the October plenary meeting



	<p>are being progressed by the Central Property Unit. It is the Council's intention to upgrade the roadway within this development.</p> <p><u>Designated Bathing Area</u></p> <p>The application has been submitted to the EPA for the designation of the bathing area in Dromineer. Interviews for lifeguards were held but unfortunately there wasn't sufficient numbers to provide a lifeguard service in 2025. This will be revisited in 2026. The provision of facilities for lifeguards will also be progressed.</p> <p><u>Outdoor Recreation Infrastructure Scheme:</u></p> <ul style="list-style-type: none">• Measure One 2023 – Castlelough Amenity Area Improvement Works. Three BBQ areas have been installed and we are awaiting finalisation of a small amount of outstanding work.• Measure One 2023 – Upper Lough Derg Tranquility Area (Mota & Skehanagh). Works are now complete.• Project Development Measures 2022 – Garrykennedy Inner Harbour. Planning application was submitted in July to An Coimisiún Pleanála. This project is now complete as the planning application has been submitted. On-site meeting with representatives of the Development Association took place at end of September. Four submissions were received following the public consultation period and we have now submitted our observations on these submissions to An Coimisiún Pleanála. Should planning approval be received, funding will be sought for the works involved.• Clare Glens Project Development Measure – A planning application has been submitted to An Coimisiún Pleanála. Four submissions were received following the public consultation period and we have now submitted our observations on these submissions to An Coimisiún Pleanála. This project is now complete as the planning application has been submitted and we await the outcome of same. Should planning approval be received, funding will be sought for the work involved. <p><u>Measure 3 of the Town Centre First Suite of Supports 2024</u></p> <p>An amount of €45,000 has been allocated under Measure 3 of the Town Centre First Suite of Supports 2024. This is for Project Development Measure Funding for Newport. The project will examine the development of a connection from the historic Ball Alley site with the town centre and ancillary public realm and amenity works through the provision of a footbridge. Project elements include the engagement of a multidisciplinary team to complete detailed design, planning, professional fees and a topographical survey. Survey works are now complete. Design Team has been appointed and are working on going to Planning in October. Draft planning pack circulated internally for comment and Design Team are currently reviewing comments received. A Section 50 application has been made to OPW for approval to put bridge over the river.</p>
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Participation Nation Outdoor Fund

Funding has been secured under the Participation Nation Outdoor Fund in conjunction with Sports Partnership for the installation of 3x3 Basketball Court and biodiversity measures at St. Paul's Playground, Nenagh. This is one of three projects funded in Tipperary under this programme. Tender processes have been undertaken in conjunction with the other locations in Tipperary. The contract has now been awarded for the basketball courts and works will commence 20th October. Meeting has been held with the contractors in relation to the options for the biodiversity area which are based on planting of rain garden in which at least 70% of the planting is pollinator friendly.

Entente Florale Europe Competition 2025

The community of Terryglass is celebrating a remarkable achievement after being awarded a Gold Medal at the prestigious Entente Florale Europe Awards, held on Saturday 27th September in Velenje, Slovenia. The event marked the 50th anniversary of the competition, which honours towns and villages across Europe for excellence in environmental enhancement, sustainability, and community engagement. Terryglass was proudly nominated by the Department of Rural and Community Development and the Gaeltacht to represent Ireland in this year's competition. Terryglass impressed the international jury with its commitment to green spaces, biodiversity, and strong community spirit. Terryglass was one of two participants from Ireland in the competition. Maynooth also represented Ireland in the towns category and also achieved gold medal status – Ireland therefore secured two of the five gold medals awarded. Gold medal status required achieving over 85% on the ten specified criteria. The award is a testament to the tireless work of the Terryglass Tidy Towns group, local volunteers, and residents who have worked together to enhance the village's natural beauty and sustainability.

15 applications were received under the Painting & Enhancement Scheme for Terryglass. 9 have been paid to date and documentation is awaited from the remainder.

2025 Painting & Enhancement Scheme:

45 applications have been received to date in respect of locations other than Terryglass. 45 have received provisional approval and 16 applicants have been paid to date. We are awaiting completion of works and submission of receipts and photographs from the remaining applicants.

Nenagh Tourist Office:

During Dromineer Nenagh Literary Festival Nenagh Tourist Office hosted two workshops on Saturday 11th October.

Plans in relation to Christmas in the Historic & Cultural Quarter are currently being formalised. An application has been made to OPW for consent to use the Castle Grounds and Castle for 'Christmas at



the Castle' which is scheduled for 12th – 14th December and will include festive market, uplighting of trees and Castle, Santa's Grotto, musical entertainment, winter wonderland in the Castle Garden and much, much more. The turning on of the Christmas lights in Nenagh is proposed for Sunday 30th November.

Permits for use of Jetty in Ballina:

One application has been issued for use of the floating jetty in Ballina in 2025.

Bus Stop Enhancement Programme:

In total €500,000 has been allocated to Tipperary County Council under the Bus Stop Enhancement Programme. Details of locations in the Nenagh MD were previously advised. Works on the bus stops is being progressed. The installation of the shelters will not take place until after Christmas as the shelters have to come from abroad.

Grant Schemes:

- Payments have been made to 66 of the 67 Burial Ground applicants. There is one final application which will be brought before the October District Meeting.
- Provisional approval has been granted to 32 Tidy Towns groups. Eight have been paid to date, two are due to receive payment in the next payrun and we are waiting submission of reports and receipts so that payment can be made to the remainder.
- Payments have been made to 41 of the 46 Residents Associations and we are awaiting documentation from the remaining applicants.
- Payment has been made to 85 of the 91 applications received under the Contributions to Clubs and Organisations grant, one is due for consideration at the October District Meeting, and the remaining applicants are due to submit documentation.
- Grant offers have been made to 26 Festivals & Events applications. Fifteen have been paid to date. We are awaiting some festivals/events to take place and submission of reports and receipts so that payment can be made. In October the very successful Dromineer Nenagh Literary Festival was held. There was a high level of attendance at all events, and it drew large audiences from near and far as well as top quality presenters/entertainers. The Committee are to be commended for their continued commitment to providing an excellent festival. We now look forward to Spleodar which will take place in Nenagh from 28th October to 31st October with stories, workshops, parade, fireworks and much more.

Ms. R. Joyce informed members that planning has been approved by An Coimisún Pleanála for Garrykenney inner harbour. Funding opportunities will now be sought. There is a lot of work required so it may need to be done in phases. The members congratulated



	<p>everyone involved in the events in Nenagh and encouraged people to continue to shop local.</p> <p>Cllr. Bugler asked for an update on the funding allocated to Ballina and the meeting with Waterways Ireland and Fáilte Ireland. Cllr. Hannigan said it was important to help businesses promote their online shopping experience as online shopping is a threat to local businesses. Cllr. Morgan Walsh complimented Seamus O'Brien and his team on having the streets so clean early on Monday morning after the activities at the weekend. Cllr. M. O'Meara said that parking in Borrisokane near the bus stops is a problem. People drive to get the bus and leave their cars parked for the day making it difficult for the shops, chemists, restaurants, library etc in that part of town.</p> <p>Mr. L. Brett stated that Nenagh is going well. It offers a unique shopping experience and people do come into the town and shop. Mr. B. Murphy will make contact with Cllr. M. O'Meara in relation to the issue of parking in Borrisokane. There may be a funding opportunity in 2026 for a Low Cost Safety Scheme in Ballina.</p>
Item 7. To update members on the Works Programme.	<p>The update on the Works Programme was circulated to members.</p> <p>The members thanked staff for the completion of the works programme. Cllr. Carroll said he is still concerned with smaller issues in rural areas that are not being done. Sometimes it is difficult to know if these jobs get done and it can cause issues with members of the public. Cllr. Bugler raised the issue of speeding in Ballina, especially since the new bridge opened and felt it was important to get a solution to this. She has contacted the Gardaí on it also.</p>
Item 8. To note Engineer's Checklist on roads matters	<p>The checklist was circulated to members and noted.</p> <p>Cllr. Morgan Walsh raised the issue of speeding at the entrance to Drummin village, there is confusion over the speed limits in the area. It needs to be sorted quickly especially as there is another planning application in for further development in the estate. Tenants in Barr an Chnoic have a safety concern as the lights are not working properly and there was a problem with flooding at Modern Tyres.</p> <p>Cllr. Bugler asked about broken signage or missing signage at Curraghville Rd, Millennium Cross and Marine Village. She also said it was important to keep the inlets and gullies open at this time of year.</p> <p>Cllr. Carroll has been contacted by residents at the end of Yewston Estate in relation to the difficulties they have with people parking outside their houses blocking the footpath and the entrances. He agreed that it was important to keep inlets and gullies open.</p>



	<p>Mr. B. Murphy explained that there will be a more focused effort in opening the inlets and gullies before the next road works programme starts and it maybe useful to have a schedule for this work. It will be difficult to address the issue of parking in Yewston Estate. If double lines are put in place the bye laws do not extend to this area, enforcement will also be a problem. Parking on footpaths causes a lot of damage to them and it is disrespectful to all other users. A raised table would be logical at Drummin Village and it may be possible as part of the new development. Work was done at Modern Tyres to address the flooding and the lights at Bar an Chnoic will be referred to Roads.</p> <p>Cllr. Bugler suggested the members write to Gardaí about their concerns in relation to speeding.</p>
Item 9. To consider Notices of Motion	<p>Notice of Motion No: 3071 submitted by Cllr. F. Bonfield That Tipperary County Council seek funding to put in extra public lighting on the Shanballyedmond Road in Rearcross Village which is in a 50km speed limit and is a linkage to Rearcross Village where people walk to and from the village.</p> <p>Notice of Motion No: 3071 was proposed by Cllr. Bonfield and seconded by Cllr. Carroll.</p> <p>Response was given to Cllr. Bonfield as follows:</p> <p><i>The provision of lighting on the Shanballyedmond Road in Rearcross Village would be beneficial. The District Engineer has carried out a preliminary review of the project. The scheme requires new lighting columns and footpath upgrades over a distance of 250 metres. This will involve considerable expenditure and funding will be a significant challenge.</i></p> <p>Cllr. Bonfield welcomed the response and asked that this be kept on the agenda.</p> <p>Notice of Motion No: 3074 submitted by Cllr. J.P. O'Meara That Nenagh Municipal District call on Tipperary County Council to write to the Minister for Transport requesting that he introduce legislation to ensure the compulsory wearing of hi visibility jackets by all E-Scooter and E-Bike users, in addition to the lights they are already compelled to have on same said vehicles.</p> <p>Notice of Motion No: 3074 was proposed by Cllr. J.P. O'Meara and seconded by Cllr. Carroll.</p> <p>Response was given to Cllr. J.P. O'Meara as follows:</p> <p><i>If this motion is agreed by members it will be forwarded to the Meetings Administrator for Tipperary County Council for inclusion on the agenda for a meeting of the plenary Council so that it can</i></p>



	<p><i>be considered with a view to having this request forwarded to the Minister for Transport.</i></p> <p>Cllr. J.P. O'Meara said he looks forward to bringing the motion to the full council. The current legislation provides only that hi-vis is advised.</p>
Item 10. To note Delegated Employees Orders	None
Item 11. To consider items of correspondence	None
Item 12. Votes of Sympathy/ Congratulations	<p>Votes of Sympathy:</p> <ul style="list-style-type: none">Mary McCabe, on the death of her husband, Martin, R.I.P.Tony Tierney, on the death of his wife, Kathleen, R.I.P.Harrington Family, on the death of, Noel, R.I.P.Josie Power, on the death of her husband, William, R.I.P. <p>Votes of Congratulations:</p> <ul style="list-style-type: none">Charles Stanley Smith, on being awarded, Irish Red Cross Community Support Volunteer of the year.Albert Purcell, on the success of the Christmas Tractor Event.Creamer Family on the opening of the new premises for Nenagh Tyre Centre.
Item 13. Any other business.	Cllr. Morgan Walsh informed members that Ms. Sandra Broderick, HSE would be happy to meet with the members. This meeting will be a separate meeting to the District meeting and will be in committee. It was agreed that this be held at 9.30 a.m. on the morning of the MD meeting.

This concluded the business of the meeting, a true copy of which we hereby certify:-

Signed: Phyll Bugler
Cathaoirleach
Cllr. Phyll Bugler

Date: 18/1/2026

Signed: Rosemary Joyce
Ms. Rosemary Joyce
District Administrator

Date: 18/1/2026