

Minutes of December Meeting of Tipperary-Cahir-Cashel Municipal District held in the Council Chamber, Civic Offices, Tipperary Town and hosted remotely on Tuesday 16th December, 2025 at 11.00am

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

Officials Present: Mr. Damien Ginty, District Director
Mr. Anselm McGowan, District Administrator
Mr. James Swords, District Engineer
Mr. Tim Kilmartin, Executive Engineer
Ms. Adeline Walsh, Staff Officer

Housing Directorate

Ms. Deirdre Flannery, Administrative Officer
Ms. Gillian Barry, Administrative Officer
Mr. Shaun Lonergan, Executive Engineer

Planning Directorate

Ms. Caroline Conway, Senior Executive Planner
Mr. Fergal O'Donnell, A/Senior Executive Planner
Mr. Shane Grogan, A/Senior Executive Officer
Ms. Teresa Kiely, Administrative Officer

Apologies Councillor Roger Kennedy, Cathaoirleach

The Leas Cathaoirleach, Councillor Marie Murphy, opened the meeting and welcomed everyone to the December meeting. She passed on the apologies of the Cathaoirleach, Councillor Roger Kennedy who was attending a meeting with the Minister for Transport, Darragh O'Brien TD and Minister for Housing & Local Government James Browns TD together with the CEO Sinead Carr, Roads Director Liam Brett & the Cathaoirligh of the Council and the other Districts. Mr. Anselm McGowan, District Administrator, commenced the meeting with the meeting prayer.

1.1 Disclosures/Conflicts of Interest

There were no matters notified to the Meetings Administrator.

2.1 Minutes of November Meeting of Tipperary-Cahir-Cashel Municipal District held on 24th November, 2025

The minutes of the Tipperary-Cahir-Cashel Municipal District November meeting held on 24th November, 2025 were adopted on the proposition of Councillor John Crosse seconded by Councillor Annemarie Ryan (Shiner).

Matters arising from the minutes

There were no matters arising.

3.1 Housing Directorate Report

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

Councillor Crosse sought clarity in relation to a lot of misinformation in relation to the "9 to 9" service in Tipperary Town. He asked how it was going to work and if there would be proper supports put in place. Ms Deirdre Flannery confirmed that the service being provided in Tipperary town is not a "9 to 9" service, it is an "Own Front Door" housing option and the Council is currently working with an AHB who will deliver the service. The service will be 24 hour accommodation with tenancy sustainment. She confirmed that the matter is currently with the Council's legal team and the AHB is also completing their own due diligence, therefore she is not in a position to provide more details. Councillor Crosse hoped that the service will be in situ in Q1 2026 and he asked if Jonathan Cooney, Director of Service for Housing would meet with the business people in Tipperary town to allay any concerns they may have. Councillor Ryan (Shiner) thanked Ms Flannery and Councillor Crosse confirmed that it was important to quell misinformation.

Councillor Ryan (Shiner) referred to the 2 units being provided at Fr Matthew Street, Tipperary Town and noted that there are currently 223 approved on the housing list. She appreciated that the scale of this development had to be reduced due to the archaeological importance of the site and expressed disappointment that there are no other plans to build houses in Tipperary Town. Councillor Hanna Hourigan welcomed the "Own Front Door" model of housing support being provided in Tipperary Town and she appreciated that a lot of work has been done and it is the responsibility of the Council to provide housing for vulnerable people. Councillor Browne referred to tenants with large rent arrears as a result of the rent review and referred to a consolidation in 2014 which unified the Scheme. He asked how often are the rents reviewed and if there is a review are the arrears based on the new scheme or the older scheme. He asked is there a payment scheme for people with arrears. He referred, in particular to someone who has been nominated to an AHB but will not be allocated until the arrears are paid. He stated that HAP is not working, he referred to the top up payments and

asked is the HAP levels can be increased or the discretionary payment be increased. He stated that people are going into unemployment because they will be over the income limit. Councillor Burgess referred to the phased delivery of the Respond housing development at Coopers Gate, Cashel. He asked when the families who were offered houses in the second phase are to get their keys and when will they start allocating the third phase. He also asked how many houses will be included in next year's retrofit scheme. Councillor Burgess expressed his disappointment with the lack of affordable housing in Tipperary and asked if smaller towns like Cashel, Cahir and Tipperary would be considered. Councillor Máirín McGrath noted that the Energy Retrofit Scheme was beneficial for long term tenants. She asked if the budget and target areas have been agreed. She also referred to the inspections of private rented properties and the double standards given that some of our social housing stock is in poor condition. She acknowledged that the last round of allocations has been completed for Farnahassey and that the tenants will be moving in in the new year. She noted that 96 offers of tenancy have been made and that 50 nominations to AHBs. She acknowledged that the Part 8 for Mountain View Drive was recently passed but she asked if we are focusing too much on AHBs. Councillor Browne also referred to the houses allocated in Coopers Lot and other AHBs, in particular the wait for the exceptional need's payment. He also referred to the Energy Retrofit Programme and noted that some older people are not able to use the system, are afraid to touch the controls and there should be better training.

In response, Ms Flannery acknowledged that there is a need for more housing in Tipperary and the Director of Services, Jonathan Cooney is also aware of the need. In relation to HAP she confirmed that there hasn't been a change to the Scheme since 2018. She confirmed that it is a national scheme and the Council is aware of top ups being paid by tenants. In this regard she noted that this is a concern for the SPC and a letter from the SPC has gone to the Minister in this regard. Ms Flannery confirmed that the exceptional needs payment is managed by the Department of Social Protection and the tenancy has be accepted otherwise the tenant may not take the tenancy. Coopers Lot third and final phase will be allocated in February or March and they have no details of when the tenants allocated in the second phase will get the keys. She confirmed that AHBs work closely with the Council to deliver social houses.

Ms Barry confirmed that a meeting has been scheduled with AHBs including Cluid and Respond to streamline the process because there is a significant amount of AHB houses coming on stream in the first quarter of 2026. She confirmed that they are in discussions with developers and have ambitious plans to deliver a significant number of houses. It is acknowledged that there is need for more social houses and the Housing Section is looking for sites across the County. In 2025 the majority of the houses completed in the Energy Retrofit Scheme were in this and the Thurles District, therefore, they will have to focus on the other Districts in 2026. There are 64 units completed in 2025 and it was confirmed that this is a 5 year rolling contract and the allocation will be completed in Q1 or Q2 of 2026. The houses are nominated by the District, however it should be

noted that there is a 33% refusal rate and therefore additional houses are being surveyed to allow for this. Regarding the heating system they try to keep the operating instructions simple but if there are people who are having difficulties they should contact the Housing Section. It was confirmed that a new clerk of works has been appointed to deal with planned maintenance works.

Councillor Moloney noted that AHBs are more proactive on discipline and asked why doesn't the Housing Section keep an eye on stock. He commented that the onus should be on the tenant to maintain the house and in some cases the Council is handing over a house worth thousands and the tenants have no respect. Councillor McGrath noted that the 33% refusal rate is high and given that reliance of solid fuel there may be a nervousness particular with power outages from severe weather events and a nervousness with new technology. She also welcomed the Planned Maintenance Programme which will lead to less work needed when tenants move out. Councillor Burgess was not surprised that the refusal rate was high and noted that there needs to be more education and more cost effective to choose one area.

Mr Lonergan confirmed that properties under the Energy Retrofit Scheme are required to meet a set target of A3 BER rating in 2026 and this requires the installation of a heat pump. When houses are surveyed the condition of the house is noted. Ms Flannery confirmed that under the Housing Act the Housing Authority is responsible for housing vulnerable tenants with complex needs and the AHBs are required to comply with RTB guidelines, therefore there are two different circumstances. Councillor Moloney also referred to the houses at Sraid Na gCuach and the tenants are leaving their bins on the footpath because there is no area for them to store their bins and he asked if a space could be provided at the side of the estate. Councillor Ryan (Shiner) asked if a RAS property has to meet local authority or RTB guidelines and Ms Flannery confirmed it's the RTB. Councillor Hanna Hourigan thanked the CLOs for their excellent work in 2025. Ms Flannery advised that she would revert to Councillor Moloney in relation to the bins at Sraid Na gCuach following a discussion with the District.

The Leas Chathaoirleach thanked the Housing Team.

3.2 Planning Directorate Report

The Leas Chathaoirleach welcomed Ms. Caroline Conway, Senior Executive Planner, Mr Fergal O'Donnell, A/Senior Executive Planner, Mr. Shane Grogan, A/Senior Executive Officer and Ms Teresa Kiely, Administrative Officer. The report was taken as read and the planning team were available for questions.

Councillor Crosse sought an update on the Tipperary Town Plan and County Development Plan and he asked if the Tipperary Town Plan could be adopted with the County Development Plan. He raised concern in relation to the capacity in Tipperary Town and if the Council is in discussions with Uisce Eireann. Councillor Máirín McGrath requested an update in relation to the taking in charge of Gleann

Beag, Newcastle and noted that a CCTV survey is due to be completed by Uisce in December, 2025. She also stated that she is on the Southern Regional Assembly and they were advised at a recent meeting that a review is not required. Councillor Ryan (Shiner) noted that there are night time water restrictions in Tipperary Town and she reported this to Uisce Eireann. She advised the Members that the response stated that if there were no night time restrictions in place, there would be no water in two days. She asked from a planning point of view how can development be allowed. She also asked for an update on the Smart Village process and noted that there are 25 houses empty in Glen Court, Emy. She asked if the contractor has been appointed for the Dan Breen House Project. Councillor Moloney asked why a taking in charge application is required for the Gables, Ballylooby, when the development is on the side of the public road.

In response, Mr Fergal O'Donnell referred to the workshop to vary the land use zoning, reviewing services available and update the framework. He confirmed that a subsequent variation of the County Development Plan will be required by the new Planning Act. He confirmed that the Council is engaging with Uisce Eireann, however there is no capital funding program agreed for Tipperary Town but they will continue to improve other areas which will improve supply. In relation to the Southern Regional Assemble he confirmed that they do intend to carry out a review.

Councillor Crosse noted that DPIS will be considered in new housing plans and he raised concerns in relation to this given that number of DPIS that are waiting to be resolved already. Mr Grogan confirmed that Glen Court, Emy has been put on the Derelict Site Register and they have meet with residents to discuss options. He confirmed that they have written to the owners, however there has been no response. He also confirmed that they will be subject to the Derelict Sites Levy which will be issued in February. Ms Caroline Conway advised that any queries in relation to taking in charge at Gleann Beag, Newcastle and The Gables, Ballylooby will be referred to Sean O'Shea for an update and the Municipal District will provide an update on Dan Breen House.

Councillor Hanna Hourigan stated that she has been 16 years working with the people in Glen Court and this is very urgent. She noted that Mr Grogan had a very positive meeting with the residents in Glen Court on the best course of action but they need the fastest way to get them back into use.

The Leas Chathaoirleach thanked the Planning Section staff.

3.3 District Engineer's Report

Councillor Ryan (Shiner) expressed her frustration with Uisce Eireann referring to potholes on the Main Street, leakage team working in town and the water being turned off at night time. Councillor Máirín McGrath welcomed the Buckleys Cross realignment and referred to recent work at Knockagh roundabout approach from Clonmel where a lorry veered off the road creating a mess on the road. Councillor

McGrath requested that line painting be carried out at the Square in Cahir outside Cahir House and the stop sign at the Heritage Shop. He also requested an update on Super Valu roundabout and thanked the District Engineer and all his team. Councillor Moloney also complimented the work at Knockagh Roundabout and noted that the TII are maintaining 100m of the new strip and its not finished. He noted that there is a lot of people home for Christmas who haven't driven that road before and the line marking and stop signage needs to be improved. Councillor Crosse wanted to support Councillor Ryan (Shiner) regarding the issues with Uisce Eireann and also asked for an update in relation to the extra space on the planned improvement for Dualla Road/Friar Street junction. He also wanted to thank all the engineering staff. Councillor O'Heney referred to external contractors not reinstating the roads, particularly Uisce Eireann and this is putting additional pressure on the Council's resources. He referred in particular to Bridge Street and the ongoing work at Mount Brus and Shronnel. Councillor Hanna Hourigan thanked the team for their work and noted in particular the footpaths to the cemetery in Cappawhite. Councillor Micheál Anglim noted on a recent visit to the Council offices in Nenagh that the pedestrian crossing on the Main Street was well lit up and that it should be the benchmark for all pedestrian crossings. He raised concerns in relation to the crossings on the Clogheen Road, Cahir and the pedestrian crossing at the fountain in Cahir which also needs to be lit up.

The Leas-Chathaoirleach thanked all the engineering staff, the GSSs and their teams for the work.

In response, the District Engineer thanked everyone for their support during the year. He confirmed that they have been battling Uisce Eireann for years in relation to reinstatement. He noted that the leakage team is currently working in Kilfeacle and they are due to start work on the Main Street in Tipperary town tomorrow. There is a commitment to come back and solve any outstanding issues. The issue at Knockagh roundabout has been raised with the Roads Capital team. He is aware of the yellow box at Cahir House, however is unsure if it will be completed before Christmas. The District Engineer agreed to follow up with the Active Travel team in relation to Super Valu roundabout. He advised that the design for the proposed roundabout for Dualla Road/Friar Street has been prepared. In relation to the pedestrian crossings he agreed to look at the pedestrian crossing on the Clogheen Road, Cahir and consult with the team in Nenagh in relation to the lux standard that they are providing. Councillor Crosse supported Councillor Ryan (Shiner) and Councillor O'Heney in relation to the condition on the reinstatement work. The District Engineer noted that this is a national issue and he agreed to liaise with Denis Holland to highlight this problem again.

3.4 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.

Councillor Ryan (Shiner) sought an update in relation to Dan Breen House. Councillor Máirín McGrath noted that the Cahir area has been under a boil water notice since 4th September and asked that the Municipal District write to Uisce Eireann because it is a huge inconvenience to residents, schools etc. Councillor Marie Murphy requested that a copy of the letter also be sent to the HSE who require three clear water supply tests. Councillor Anglim referred to a recent Community Council meeting in Ardfinnan and a letter they sent to Uisce Eireann. The Leas Cathaoirleach welcomed the €10m investment in the treatment plant in Goatenbridge. Councillor Ryan (Shiner) also asked that we write to Uisce Eireann in relation to the overnight restriction in Tipperary Town and ask why there is no information on their website. Councillor O'Heney supported Councillor Ryan (Shiner). Councillor Browne asked if there was any compensation for business who are under boil water notices for long periods of time.

In response, the District Administrator confirmed that the tender process is ongoing and they are awaiting an update from the design team. He agreed to confirm with Corporate if it was appropriate for the Municipal District to write to Uisce Eireann.

The Leas Cathaoirleach thanked the staff for their work.

4.1 Chief Executive/Delegated Officers Orders

The orders were noted.

5.1 Votes of Sympathy

There was no vote of sympathy.

5.2 Votes of Congratulations

There was no vote of congratulations.

6.1 Any other business

Mr Damien Ginty, District Director wished the Members a peaceful Christmas and prosperous 2026.

This concluded the business of the Municipal District meeting.

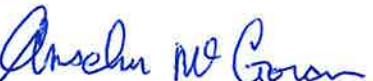
Signed/


Roger Kennedy
Cathaoirleach

Dated/

26/1/2026.

Signed/


Anselm Mc Goran
District Administrator

Dated/

26/01/2026

