



MINUTES OF THE DECEMBER MONTHLY MEETING OF THE THURLES MUNICIPAL DISTRICT WHICH WAS HELD IN THE DISTRICT CHAMBER, THURLES MUNICIPAL DISTRICT OFFICES, CASTLE AVENUE, THURLES ON 15th DECEMBER 2025

Present: Councillor Peggy Ryan, Cathaoirleach, presided.

Councillors Kay Cahill Skehan, Shane Lee, William Kennedy, Micheál Lowry, Jim Ryan and Seán Ryan

Apologies: Councillors Eddie Moran and Michael Smith

Also Present:

Mark Connolly	Director of Services
Thomas Duffy	District Engineer
Jim Ryan	Executive Engineer
Enda Walsh	Executive Engineer
Sharon Scully	District Administrator
Orla McDonnell	Staff Officer

1.1 Disclosures/Conflicts of Interest.

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

2.1 Minutes of the (i) Special Meeting of Thurles Municipal District held on 7th October 2025 and (ii) the November Monthly Meeting of Thurles Municipal District held on 17th November, 2025.

It was proposed by Councillor S. Ryan, seconded by Councillor K. Cahill Skehan and resolved:

"That the Minutes of the Special Meeting of Thurles Municipal District held on 7th October 2025 and (ii) the Thurles Municipal District November 2025 Monthly Meeting which was held on the 17th November 2025, be adopted as a true record of the business transacted at the Meetings."

3.1 Set date for Project Pipeline Workshop.

The Cathaoirleach advised that the Project Pipeline Workshop will be held on Tuesday 13th January at 3.15 p.m. It was noted that Zoom facilities will be available for this Workshop.



3.2 Appointment of nomination to the following Board: Thurles Swimming Pool Limited

It was proposed by Councillor S. Ryan and seconded by Councillor W. Kennedy that Martin Keogh be appointed to the Board of Thurles Swimming Pool.

3.3 Lisheen Windfarm Trust Application – Moyne Templetuohy Parish Forum Committee.

An application has been submitted by Moyne Templetuohy Parish Forum Committee for works to the Parish House in Moyne. The works include: external wall insulation, external door replacement, full window replacement, roof insulation, attic demand control ventilation, air to water heat pump with fully integrated heating controls and an upgrade with remote access to the central heating system.

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

“that the application received from the Moyne Templetuohy Parish Forum Committee be accepted.”

4.1 Update from Housing

Gillian Barry, Administrative Officer, Deirdre Flannery, Administrative Officer and Eoin Delaney, Executive Engineer, Housing Section were in attendance for this item.

A Housing Services Report for Thurles Municipal District, for the period 01/01/2025 – 31/10/2025, was circulated to the Members in advance of the Meeting and taken as read.

The Members raised the following queries:-

- Can we review the current five-year retrofit programme? At present, many houses are being missed depending on their construction date so it would be helpful to examine these gaps.
- Can we introduce a retrofit agreement that allows residents to contact someone for maintenance issues during the first one to two years after works are completed?
- Will the P1 and P2 mobility grants resume in January 2026 or will it be P1 only?
- Can we ensure that vacant houses are turned around as quickly as possible? The 61 new Clúid Houses will result in a significant number of Council houses becoming vacant following transfers.
- Can the communication channels between Clúid and the Council be reviewed as it can sometimes be difficult to get information from Clúid?



- Can the N72 adjacent to Kennedy Park, Roscrea be made safe for road users over the Christmas period while road works in the area are paused?
- Why is the number of successful loan applications so low; only two despite 52 applications received and 17 considered valid?
- What is the update on the planned development of 37 units on the Dublin Road Thurles?
- Has any community engagement taken place regarding the proposed 37 units on the Dublin Road Thurles?

Replies to queries raised were as follows:-

- The Housing Section is working to address gaps in estates where some houses may have been missed during the initial retrofit programme. The matter will be discussed with the MD to prioritise the houses concerned. It should also be noted that some tenants have declined the works.
- A maintenance framework will go live in Q1 2026. Under this, a contractor will be appointed to allow tenants to contact someone directly for maintenance issues.
- P1 and P2 mobility grants will resume in January 2026.
- The Housing Section is committed to turning vacant houses around as quickly as possible.
- Gillian will be meeting with Clúid later this week and will raise the need to improve communication channels between Clúid and the Council.
- The contractor carrying out roadworks on the N72 adjacent to Kennedy Park, Roscrea will be instructed to ensure the area is left safe for road users over the Christmas period while road works are paused.
- The housing loan application process can take several months. Even after receiving approval, it may take some time before applicants can progress further.
- The planned development of 37 units on the Dublin Road is currently at Stage 1 (Design). It is expected that the scheme will go to tender for the design stage in Q1/Q2 2026.
- Community engagement regarding the proposed development of 37 units on the Dublin Road will take place after the design stage is completed and before the project proceeds to the Planning stage.

Gillian, Deirdre and Eoin left the Chamber.

4.2 Update from Planning & Development/Emergency Services.

Shane Grogan, A/Senior Executive Officer, Jonathan Flood, Senior Executive Planner and Teresa Kiely, Administrative Officer were in attendance for this item.



A Planning Briefing Note for Thurles Municipal District, dated December 2025, was circulated to the Members in advance of the Meeting and taken as read.

The Members raised the following queries:

- Has there been any update with regard to how Developer Provided Infrastructure (DPI) estates will be dealt with going forward?
- Will the planned changes to the stages of the Planning Bill, combining the existing four stages into one stage, affect how developments will be rolled out going forward?
- Are traffic calming measures automatically included in all new housing developments? The residents of Dun Lia estate are concerned about increased traffic within the estate following the construction of 64 additional units.

Replies to queries raised were as follows:-

- The Cathaoirleach thanked Shane for his work on the Thurles Town Centre First Masterplan.
- Significant progress has been made at national level regarding the DPI estates and how they will be addressed. TCC is involved in this process as a member of the dedicated sub-committee that reports directly to the Steering Group Committee. It is anticipated that further progress will be made in 2026.
- The Planning Section has no update at present on the Government proposal to replace the existing four-stage approval process with a single-stage process for social housing projects but the matter will be discussed with the Housing Section.
The Cathaoirleach requested that any response on this issue be circulated to all Members.
- All housing estates must comply with the Design Manual for Urban Roads and Streets (DMURS)) which requires the inclusion of traffic calming measures in estate design. These measures are not always ramps, more often they involve the narrowing or tightening of traffic lanes which is intended to naturally reduce vehicle speeds.
The MD will investigate Dun Lia Housing Estate; however, it is likely that this matter will have to be raised at a Roads SPC.

Shane, Teresa and Jonathan left the Chamber.

5.1 Proposed extinguishment of the public right-of-way on the L-41511 at Ballybeg, Littleton, Co. Tipperary.

It was proposed by Councillor S. Ryan and seconded by Councillor K. Cahill that the public right-of-way on the L-41511 at Ballybeg, Littleton, Co. Tipperary be extinguished pursuant to the provisions of Section 73(2) of the Roads Act 1993.



5.2 Update on Annual Meeting with TII.

The Cathaoirleach confirmed that a comprehensive report on this item will be presented at the January Monthly Meeting.

5.3. District Engineer’s Report.

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

The Members raised the following queries:

- Double yellow lines are required outside a housing estate on the Dublin Road, Thurles where cars are repeatedly parking across the entrance and obstructing access.
- There is an ongoing issue of vehicles failing to stop at Ballymoreen junction on the N8. The road markings need to be made more visible to improve safety.
- A low-cost safety scheme is needed to address a very dangerous, blind right-hand-turn near Kilcooley.
- Will a new LIS Scheme open in January and must existing applicants reapply to be considered?

Replies to queries raised were as follows:

- The issue of cars repeatedly parking across the entrance to an estate on the Dublin Road, Thurles will be investigated.
- The matter of vehicles failing to stop at Ballymoreen junction on the N8 will be examined. While sightlines in the area are good, improved line markings will be considered; however, this is not the appropriate time of year for carrying out road marking works.
- The MD is currently engaging with two landowners to identify a solution to the dangerous right-hand-turn near Kilcooley. Resolving this issue will require the acquisition of land.
- A new LIS Scheme will open in January and clarification on all necessary qualifying conditions will be made clear.

5.4 Update on District Project Pipeline Plan.

Project Name & Details	Next Phase Works/Actions
THURLES	
Market Quarter - Thurles	Construction works are progressing. Extension of programme of work to January 2026 – Delay in ESB connection.
Liberty Square Enhancement Scheme Phase 2 - Thurles	In the process of signing the contracts with Aecom. Detailed design to commence in Q1 2026.



	Discussions with the national URDF Team and TII will be required in 2026 when detailed design is complete to finalise costings, funding requirements and gateway/programme status.
Mill Road Footpath (phase 2)	Meet with landowners and Thurles Lions Trust to progress project. Tender of contractor through eTenders Framework.
Redevelopment of Thurles Skateboard Park	Contractor to be appointed.
Littleton Labyrinth Walkway and Cycleway - Phase 2	Identify the best routes back into the villages. Landowner approval.
Semple Stadium/Teagasc Offices - footpaths	Works programmed for Q1 2026.
Road Safety Works – Turtulla Junction	Capital Section reviewing options and costings.
Thurles Inner Relief road	Detailed design to be finalised.
Munster Hotel Site Redevelopment	Discussions ongoing with landowner.
Cycle and Walking corridors – Thurles Town	Await approval from NTA – currently on a priority list.
ROSCREA	
Gantly Road, Roscrea – <i>an age friendly Neighbourhood</i>	Site surveys completed. Preliminary Design complete. Preliminary design presented to the Elected Members. Detailed design underway, expected to be completed in early Q2 2026. Construction works estimated to commence in Q2 2026.
Main Street Enhancement Works - Roscrea	Tender brief to be prepared for Consultants to produce a design and upgrade of Main Street and lane ways, to include a public realm works and redevelopment of Walsh's Printers.
Reimagined Castle Street - Roscrea	Preliminary design has commenced. Site surveys to commence. Stakeholder engagement underway. Workshops with design options to Elected Members underway. Public consultation in Q1 2026.
Rosemary Square Footpaths & Pedestrian Crossings	
Installation of Skateboard Park adjacent to the swimming pool	Town and Village Funding Application 2025 unsuccessful. Other funding source to be identified in 2026.



TEMPLEMORE									
Templemore Town Carpark, Dunkerrin Road	Funding application submitted under Town & Village Renewal 2025.								
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	Consultant appointed. Preliminary Plan to be presented to Elected Members at November 2025 meeting for comment.								
Main Street Enhancement Works, Templemore	The Project will be considered for the next round of RRDF Calls. The project will need to be phased. 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 border="1"> <tbody> <tr> <td>MD Awaiting receipt of keys to property</td> <td>5</td> </tr> <tr> <td>At Inspections/Costings Stage</td> <td>17</td> </tr> <tr> <td>In Progress</td> <td>6</td> </tr> <tr> <td>TOTAL</td> <td>28</td> </tr> </tbody> </table>	MD Awaiting receipt of keys to property	5	At Inspections/Costings Stage	17	In Progress	6	TOTAL	28
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TOTAL	28								

The Members raised the following queries:-

- Although previous attempts to secure funding for a skateboard park in Roscrea have been unsuccessful, it is important that this item remains on the Agenda.
- There are currently no safe pedestrian crossings at Rosemary Square, Roscrea where six junctions converge.

Replies to queries were as follows:-

- The application seeking funding for a skateboard park in Roscrea will remain on the Agenda.
- Uisce Éireann are programmed to carry out works at Rosemary Square. The matter of the absence of safe pedestrian crossings in this area will be re-visited again in the new year with a view to putting an approved plan in place for future construction.



The Cathaoirleach advised that a Committee will be established to oversee the 2025 Enhancement Grants. A nominee from each side of the District, along with MD administrative staff, will review the applications.

The District Director noted that the Committee will decide whether the Enhancement Grants for both 2025 and 2026 will be administered together.

Members were reminded to submit their nominations for the 2026 Civic Awards night to the District Administrator by the end of the week.

6.1 Notice of Motion.

There were no Notices of Motion.

7.1 Correspondence.

There was no correspondence.

8.1 Votes of Sympathy/Congratulations.

Votes of sympathy were extended to:-

- The families of the two young people who recently lost their lives in a tragic car accident on the Killeen Road near Thurles.
- The family of retired teacher, Pierce Murphy (RIP).

Votes of congratulations were extended to:

- Moycarkey-Borris on winning the Mid U21B Football Final where they beat Loughmore-Castleiney
- Upperchurch-Drombane on winning the Munster Intermediate Hurling Final when they beat O'Callaghan's Mills.
- Holycross-Ballycahill, in particular Tadgh Gould, on winning the Mid U21A hurling title when they defeated Thurles Sarsfields.
- The committee responsible for the switching on of the Christmas lights in Thurles town including the Choir, Thurles Tourism and the Band Seskin Lane.

9.1 Any Other Business.

There was no other business.

That concluded the official business of the December Meeting.



Comhairle Contae Thobraid Árann
Tipperary County Council

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Thobraid Árann,
Oifig Cheantar Bardasach
Dhurlais, Ascaill an
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SIGNED: 
CATHAOIRLEACH

DATE: 19th January 2026

SIGNED: 
MEETINGS ADMINISTRATOR

DATE: 19th January 2026

