

***Minutes of the Piltown Municipal District Meeting held on Wednesday,
7th July, 2021 at 10.00am via MS Teams***

Present: Cllr. Pat Dunphy, Cathaoirleach
Cllrs. G. Frisby, E. Aylward and T. Breathnach

In attendance: S. McKeown, Director of Services, M. Arthurs, Meetings Administrator, S. Cullen, District Engineer, P. Crotty, Housing Dept and O. Bannon, SO.

Apologies: Cllr. F. Doherty

1. Minutes of Annual General Meeting held 2nd June, 2021

Proposed by Cllr. E. Aylward, seconded by Cllr. T. Breathnach and agreed.

Minutes of Ordinary Statutory Meeting held 2nd June, 2021

Proposed by Cllr. T. Breathnach, seconded by Cllr. E. Aylward and agreed.

Matters Arising

Cllr. Breathnach asked for an update with regard to decarbonisation zones. S. McKeown confirmed that no formal feedback had been received from the Department of Housing, Planning and Local Government as yet on either submission from KCC or WCCC and both local authorities are holding off establishing the implementation groups until formal notification is received from the Department indicating that they are happy with the nominated zones. It was noted that since the last meeting, the Climate Action bill is now enacted and that legislation will require each local authority to prepare Climate Action Plans, and guidance is awaited from the Department of Environment, Climate and Communications on that process.

Cllr. Frisby advised that a number of water bursts had occurred in Slieverue between Saturday 26th June and Sunday 4th July resulting in households being without water for much of that period. He said this situation is wholly unacceptable and he urged that this matter be progressed with Irish Water to remedy this situation as a matter of urgency. Cllr. Dunphy supported Cllr. Frisby on this issue and asked that Irish Water be invited to attend a formal meeting in this regard. S. McKeown confirmed that Water Services have been asked by Irish Water to prepare a chronology of water bursts and issues that have arisen in the Piltown area over a period of time and once compiled a discussion can be held on what corrective action needs to be taken. S. McKeown agreed to follow this matter up with Tim Butler and also on the possibility of Irish Water attending a meeting of the Piltown MD. **Action SMcK**

2. Consideration of Reports and Recommendations

(a) Update Monthly Roadworks

A report was circulated to the meeting, S. Cullen outlined works being progressed and completed over the period since the last meeting, stating that over half of the overall programme has now been completed at this stage.

A start date of 3rd August was noted for works at the Poulanssy Waterfall and engagement has taken place with landowners and service providers to ensure everyone is fully informed.

Updates were also noted in relation to proposed non-national roads Speed Limit Review 2021, N24 Tower Road Junction Improvement Scheme, N24 Carrick Road Improvement Scheme, N25 Waterford to Glenmore Scheme and the N24 Waterford to Cahir Scheme.

The following items were raised and discussed:-

Cllr. Dunphy asked for clarification regarding the Speed Limit Review for national roads, S. Cullen confirmed that there is a separate process for the review of speed limits on the national road network. TII conduct their own review in consultation with the Local Authorities, S. Cullen to seek further information on the status of this review and the process involved for the September meeting. **Action SC.** Following query from Cllr. Frisby, S. Cullen confirmed that members should submit proposed locations for review in early August so that a discussion can be held prior to formal submission for the Non-national Roads Speed Limit Review being made to Michael Murphy, Senior Engineer, in September.

Cllr. Aylward asked if thought had previously been given to reducing speed limits on roads of certain width in order to control speed on regional and local roads which are not suitable for 80km speed limits. Cllr. Breathnach supported this view and suggested a group discussion to collectively agree on the submission being made to Michael Murphy. Cllr. Dunphy agreed noting previous discussions in

this regard in relation to local roads. S. Cullen advised that there was some work done a number of years ago on speed limits for minor roads and the proposed reintroduction of the default speed limit sign and agreed to look at the latest guidelines in this regard.

(b) Update South East Greenway

S. McKeown advised that Alan Fitzhenry, Business Development Officer was unavailable to attend this meeting as planned, but would be in attendance for the September meeting.

An update report was circulated and S. McKeown outlined the following:

- **Detailed Design:** Landowner accommodation works drawings have issued to a number of landowners in recent weeks.
- **Construction:** The first 3 Lots have been tendered and awarded. The successful tenderer in each case is Glas Civil Engineering, Clonmel. The contractor has commenced on site in Lot 1. It is a condition of grant-aid that the urban sections of the Greenway are delivered first. Construction has also commenced on Lot 3 of the Greenway from Raheen, New Ross towards Glenmore. The Part 8 planning for the temporary construction compound for Lot 2 (urban section through Ferrybank) was approved by the elected members at the June Council Meeting. Waterford City & County Council (WCCC) commenced the Part 8 planning for the access ramp from the Greenway to the Abbey Road. Details can be viewed at: <https://www.waterfordcouncil.ie/projects/public-consultations/index.html>. Submissions can be made by the public up to 10th August. WCCC aim to present the CE Report on same to the elected members at their September Council Meeting. Members of the public are reminded that the Greenway is a construction site at present and as such it is not safe to enter/access the lands until it officially opens.
- **Ferrybank Car Park Option:** The Car Park Options Report undertaken by Malachy Walsh & Partners (MWP) along with the Connect The Dots (CTD) process on public engagement have now been published on the project website <http://southeastgreenway.net/project-timeline-page/>. MWP are preparing the preliminary design of the car park which will be a trailhead to include toilets and coach parking. The source of water in the wetland area that forms part of the preferred site location for the car park appears to have been a major leak in a water mains pipe that Irish Water have now repaired. A Part 8 planning application will now be progressed. A portion of these lands will also be required for the proposed URDF funded Belmont Link Road that will cross over the Greenway.
- **Railway Abandonment:** Kilkenny County Council (KCC) are leading, on behalf of the 3 local authorities, the negotiations on the formal transfer of the former railway lands to the respective Councils. KCC's legal advisor has initiated the process with CIE/Irish Rail.
- **Links to Slieverue and Glenmore:** The consultant appointed, namely Roadplan, has carried out a preliminary assessment of a number of options in the case of each village. Engagement with landowners and relevant stakeholders will now commence to be followed by a public consultation (subject to Covid restrictions) on these options when they have been further investigated.
- **Business Development Officer (BDO) and Engineer:** the BDO namely, Alan Fitzhenry, commenced in his position on 8th June. He will be invited to meet the elected members at the September Meeting of Piltown MD. An Engineer will commence work this week to assist in concluding the landowner agreements on the accommodation works.
- **Project Website:** www.southeastgreenway.net.
- **Resident Engineer:** Eoin Atkinson is the Resident Engineer and he can be contacted at 087 188 4342 with any queries in connection with the Greenway. A Senior Resident Engineer, Patrick O'Connor has also been appointed and he can be contacted at 087 927 2796.

Queries raised by members in relation to the following:-

- Following Cllr. Breathnach's request, S. McKeown agreed to arrange for the Part 8 for Abbey Road Access to be included on the Greenway Project website. Action SMcK.
- In response to Cllr. Frisby, S. McKeown confirmed that arrangements will be made for Roadplan to update members in relation to the links to Slieverue and Glenmore prior to public consultation.
- Cllr. Frisby asked if there would be any provision for commercial outlets at the Ferrybank Car Park. S. McKeown advised that consideration could be given to this, subject to funding. Cllr. Frisby advised that if cost were prohibitive, then operators could provide their own units and facilities if this were possible. S. McKeown advised that it would be more appropriate to consider this as part of the review of the Council's Casual Trading By-laws. It was noted that submissions have been sought from the public in this regard and S. McKeown suggested that interested parties

submit their comments prior to the publishing of the Draft By-laws, including their views on casual trading along the greenway. Once the Draft By-laws are published, the public will have a further opportunity to make a submission in this regard. In response to Cllr. Breathnach, S. McKeown confirmed that the elected members will be briefed on the Draft Casual Trading Bylaws before they are published.

(c) Housing Programme Report

Paddy Crotty was in attendance for this item. He outlined recent projects delivered and in progress within the Piltown MD, including:-

- Breagadh Place, Piltown and Blackwater Grove, Lower Kilmacow
- Lime Grove, Oakridge, Ferrybank – turnkey development, expected delivery December 2021
- Inchacarron, Mullinavat – 2 units, direct build project, tenders currently being assessed

P. Crotty advised that the Council began to CPO a number of derelict and vacant units in 2020, the main objective being to bring these properties back into residential use. Of the 10 CPOs commenced, 5 have since been brought back into residential use privately. Four CPOs have been granted and KCC are going through the process of registering these properties, which will be redeveloped and delivered in early 2022. An objection was lodged in relation to the remaining property, which is currently with An Bord Pleanala. P. Crotty encouraged members to make representations to either him or to Evelyn Graham if they were aware of any derelict or vacant properties suitable to CPO for housing purposes.

Details were also noted of proposed deliveries in 2022, including an 18 unit development of 1 and 2 bed apartments currently under construction at Abbeygate, Ferrybank – Respond Housing have expressed interest in purchasing these for social housing, application under CAS is expected shortly.

It was noted that a number of potential turnkeys were at various stages of development, including 4 units at Main Street, Piltown and also 6 units in Mooncoin. There are a number of potential turnkey developments in the Ferrybank area, but these are still at pre-planning stage and will be further assessed as planning progresses. P. Crotty also advised that activity under Part 5 was expected to increase and it was anticipated that a good number of houses would be delivered through Part 5 across the County including Piltown MD.

Cllr. Dunphy asked how the turnaround time for vacant properties could be improved. P. Crotty stated that there are quite a number of voids coming up due to the number of new houses being delivered. Some voids need minor and some major works, but most of the older properties will require energy upgrade works as KCC have a commitment to bring all our houses up to B1 or B2 standard of energy, which require extensive works and will also involve a tender process.

Cllr. Breathnach noted a significant proportion of supply is either turnkey or Part 5 with very little direct build and asked if the Council's capacity for direct build would improve in future. P. Crotty advised that KCC are taking advantage of turnkey developments in areas where there is most need, as these can be delivered more quickly. However, KCC are looking at increasing its land bank and asked members to advise if they become aware of lands available to purchase for future developments.

Cllr. Breathnach asked if, following the recent delivery of houses, there is a sense that we are making progress and that the housing problem is coming under control, particularly in the South Kilkenny area. P. Crotty confirmed that KCC are making progress on the housing lists and have gone a substantial way in reducing numbers in some areas and will react as quickly as possible to needs going forward.

Cllr. Dunphy thanked Paddy Crotty for his report and he withdrew from the meeting.

3. Business prescribed by Statute, Standing Order or Resolution of the Municipal District Members for transaction at such meetings

None.

4. Notice of Motion

None.

5. Correspondence

M. Arthurs advised that there has been a change of Management in the Ferrybank Shopping Centre, the request for action to be taken on the cleaning of the building has been redirected and a response is awaited on that.

6. AOB:

Cllr. Breathnach asked that the joint meetings with Tipperary County Council, Carrick-on-Suir Municipal District, be reactivated given the progress on the N24 Project and also the Lingaun Valley, which are two primary areas of mutual concern. Cllr. Dunphy was in support of this suggestion and requested M. Arthurs to follow this up. **Action MA.**

This concluded the business of the meeting.

Signed: _____
Cathaoirleach

Dated: _____