

**COMHAIRLE CATHRACH AGUS CONTAE PHORT LÁIRGE
WATERFORD CITY AND COUNTY COUNCIL**

**SPECIAL PLENARY MEETING LAND DISPOSALS AND CAPITAL PROGRAMME HELD
ON 14th December 2022 HELD BY MS TEAMS**

Present

Cllr. John O’Leary (Mayor)	Cllr. Cristiona Kiely
Cllr. Donal Barry	Cllr. Jason Murphy
Cllr. Liam Brazil	Cllr. Pat Nugent
Cllr. Joanne Bailey	Cllr. Lola O’Sullivan
Cllr. Declan Clune	Cllr. Thomas Phelan
Cllr. Joe Conway	Cllr. Jody Power
Cllr. Conor McGuinness	Cllr. John Pratt
Cllr. Pat Fitzgerald	Cllr. Eamon Quinlan
Cllr. Damien Geoghegan	Cllr. Frank Quinlan
Cllr. John Hearne	Cllr. Mary Roche
Cllr. Joe Kelly	Cllr. Seamus Ryan
Cllr. Stephanie Keating	Cllr. Adam Wyse
Cllr. Seanie Power	

Apologies: Cllr. Ger Barron, Cllr. Tom Cronin, Cllr. David Daniels, Cllr. Declan Doocey, Cllr. Jim Griffin, Cllr. Seamus O’Donnell, Cllr. Mairead Tobin.

Officials in Attendance

Mr. M. Walsh, Chief Executive.
 Mr. K. Kehoe, Director of Services, Corporate Services, Culture and Planning
 Mr. I. Grimes, Director of Services, Housing
 Mr. M. Quinn, Director of Services, Economic Development
 Mr. F. Galvin, Director of Services, Roads, Water and Environment
 Mr. B. Pollard, Head of Finance
 Ms. H. Dunphy, Meeting Administrator
 Ms. A. Flynn, Corporate

1. Land Disposals

- D787** Disposal of 128.9m² at 223 Lismore Park, Waterford to Mark & Edel Rowe. Transfer in Fee Simple for €26,000. Each side to bear own legal costs. (Ref. No. 1472)
Proposed by Cllr. Murphy, seconded by Cllr. F. Quinlan and agreed by all
- W134** Disposal of 585 linear meters of ducting at Kilbarry, Waterford to Virgin Media. Transfer in Fee Simple for €70,200. Each side to bear own legal costs. (Ref. No. 1473)
Proposed by Cllr. Ryan, seconded by Cllr. Wyse and agreed by all.
- D786** Disposal of 15m² at 29 Woodview Park, Tallow, Co. Waterford to Sheila McGrath. Transfer in Fee Simple for €500. Purchaser to bear both sides costs. (Ref. No. 1474)
Proposed by Cllr. Pratt, seconded by Cllr. J. Power and agreed by all.

- D796** Disposal of 220m² at 53 Pinewood Drive, Clonmel, Co. Tipperary to Andrew Ryan. Transfer in the Fee Simple for €1,300. Purchaser to bear both sides costs. (Ref. No. 1475)
Proposed by Cllr. S. Power, seconded by Cllr. Roche and agreed by all.
- D798** Disposal of 1.75 acres at Ballybeg, Waterford City to Just Wheels, TIA Alan Galibert Car Sales. Transfer in the Fee Simple for €175,000. Each side to bear own costs. (Ref. No. 1476)
Proposed by Cllr. Hearne, seconded by Cllr. J. Power and agreed by all.
- D799** Disposal of one car parking space, number 7, at Harbour Bay, Dungarvan, Co. Waterford to DeImot O'Brien, Building & Civil Engineering. Transfer in the Fee Simple for €3,750. Each side to bear own costs. (Ref. No. 1477)
Proposed by Cllr. Nugent, seconded by Cllr. Kiely and agreed by all.
- D793** Disposal of 84.3m² at rear of 196 St. John's Park, Waterford City to Ellen Power and Mary McNulty. Transfer in the Fee Simple for €450. Purchaser to bear both sides costs. (Ref. No. 1478)
Proposed by Cllr. Fitzgerald, seconded by Cllr. Keating and agreed by all.
- D781** Disposal of 64.6m² at Garranbaun, The Pike, Dungarvan, Co. Waterford to Marian Lynch, Rena Norris, Beda Quinn, Nora Kelly, Eileen Potter & Loretta Phelan. Transfer in the Fee Simple for €500. Purchaser to bear both sides costs. (Ref. No. 1479)
Proposed by Cllr. Phelan, seconded by Cllr. Brazil and agreed by all.
- L809** Lease of WWRD Ireland Ltd., House of Waterford, The Crystal Visitor Centre, The Mall, Waterford City. Renewal of Lease from 01st June 2022 for a term of 4 years at a new annual lease rent of €385,000 per year. (Ref. No. 1480)
Proposed by Cllr. Roche, seconded by Cllr. Clune and agreed by all.
- D803** Disposal of 0.71 acres at Riverstown Business Park, Tramore, Co. Waterford to Horizon Burials, C/O ATS Chartered Accountants. Transfer in the Fee Simple for the sum of €130,000. Each side to bear own costs. (Ref. No. 1481)
Proposed by Cllr. E. Quinlan, seconded by Cllr. Fitzgerald and agreed by all.
- D801** Disposal of two car parking spaces, numbers 5&6, at Harbour View, Dungarvan, Co. Waterford to Mary T. Ronayne. Transfer in the Fee Simple for the sum of €6,000. Each side to bear own costs. (Ref. No. 1482)
Proposed by Cllr. Hearne, seconded by Cllr. Nugent and agreed by all.
- D802** Disposal of two car parking spaces, numbers 8&9, at Harbour View, Dungarvan, Co. Waterford to Deirdre Horsom. Transfer in the Fee Simple for the sum of €6,000. Each side to bear own costs. (Ref. No. 1483)
Proposed by Cllr. Phelan, seconded by Cllr. Nugent and agreed by all.
- D791** Disposal of 1.75 acres at North Quays, Waterford to Coras Iompair Eireann. Transfer in the Fee Simple for zero consideration as part of overall land exchange. Council to bear both sides costs. (Ref. No. 1484)
Proposed by Cllr. Roche, seconded by Cllr. Kiely and agreed by all.

- D795** Disposal of 16.7 acres at North Quays, Waterford to Hopcast Limited. Transfer in the Fee Simple for an overall consideration of €5.1m. Each side to bear own costs. (Ref. No. 1485)
Proposed by Cllr. Conway, seconded by Cllr. Keating and agreed by all.
- D797** Disposal of 0.68 acres at Fairlane, Dungarvan, Co. Waterford to Lidl Ireland GmbH. Transfer in the Fee Simple for €510,000. Each side to bear own costs. (Ref. No. 1486)
Proposed by Cllr. Nugent, seconded by Cllr. Phelan and agreed by all.
- D800** Disposal of one car parking space, number 2, at Harbour Bay, Dungarvan, Co. Waterford to Joe Whelan. Transfer in the Fee Simple for €3,750. Each side to bear own costs. (Ref. No. 1487)
Proposed by Cllr. Phelan, seconded by Cllr. Nugent and agreed by all.

SALE OF FEE SIMPLE

Applicant:	Geraldine Browne & Anthony Browne
Premises At:	3 Highfield Park, Waterford. (FS2943)
Details of Lease:	Premises covered by Lease Dated 12 th June 1975
Applicant qualified to Purchase:	Yes
Recommended Sale Price and Terms:	Transfer in fee simple for a sum of €10.00 (Ten Euro) Purchaser to be responsible for all legal costs and Council outlay. (Ref. No. 1488)

Proposed by Cllr. Ryan, seconded by Cllr. Roche and agreed by all.

2. Capital Programme 2023 – 2026

M. Walsh, CE introduced the 4-year Capital Programme outlining the programme is challenging but is satisfied it can be managed. Project Costs total €647.5m of which €573.8m is grant funded with Waterford City & County Council contribution being €73.6m. The CE went on to speak on the various projects set out in the Capital Programme, the funding available in the way of grants and the contribution required from Waterford City & County Council saying that it was a phenomenal investment programme across both city and county.

Cllr. Ryan thanked the Chief Executive and the executive team. He expressed concern in relation to the €225m set aside for housing and asked if we have sufficient serviced land available to deal with the demands for housing in city and county. He requested update on getting new carried for the Airport and proposed an addition to the programme requesting that €50,000 be set aside each year for the next four years for the provision of a mobile library service for city and county.

Cllr. Nugent asked if there was any further detail on the Mercyhurst development and where the classrooms would be and if students would be coming for a semester or a full year. He also enquired about the Mountain bike track between Bridgie Terries and Killrossanty.

K. Kehoe, DoS said that the Capital Programme is presented for the members consideration. In relation to Cllr. Ryan's proposal he said that the miscellaneous fund is there should funding become available for a mobile library service.

Cllr. Ryan said it may be a missed opportunity given that this is a 4-year Capital Programme, and we should have money set aside should Government funding become available.

K. Kehoe, DoS said that the programme is a rolling one and will be brought before the members each year for review.

Cllr. Ryan's proposal that €50,000 be set aside each year for the next four years for the provision of a mobile library service for city and county was seconded by Cllr. Kelly and agreed by all.

M. Walsh, CE in reply to Cllr. Ryan outlined that there is funding available at national level to buy land and we will be adding to our land bank over the coming weeks and months. Noted that Michael O'Leary, Ryanair is on public record as saying he will operate from Waterford Airport, and he said the investors would also have had communication with a number of operators. In relation to Mercyhurst there will be a number of classrooms but there is no detailed commitment from Mercyhurst in terms of semesters or otherwise and further dialogue is required with Mercyhurst. Stated that the mountain bike track is not provided for, meeting with Coillte around their overall strategy and they are open to discussions. If Coillte were to make the land available, we would be looking to Failte Ireland or other avenues for funding.

Cllr. Phelan supported Cllr. Ryan in relation to a mobile library service in city and county and thanked all involved in putting the capital plan together. He welcomed the development of the courthouse site and the Mercyhurst development and the funding provided in the programme for playgrounds. Noted that it is important that the money from Development Contributions is seen to benefit the areas where it is paid. He requested district meetings to discuss the Capital Programme to determine its impact for next 4 years.

Cllr. J. Power described the programme as a very comprehensive document, enquiring in relation to the Local Area Plans if there will be a breakdown of funding to each local area. He asked how our total project costs of €647.5m compared with other cities and enquired if there is funding for Climate Change and the zero-carbon project. He asked should the funding of €1.6m provided under footpaths come under Active Travel. He said park and ride facilities on each of the approaches to the city need to be incorporated into the programme to alleviate traffic congestion. He asked about the downstream bridge for the city and if the €6.3m funding for piers, harbours and coastal protection was sufficient, if funding for education should be included and if there were any plans for the Ard Ri site. He also asked about the provision of a boat launch in the city.

M. Walsh, CE, agreed to district meetings to further discuss the Capital Programme. In relation to the Local Area Plans he said the Service Land Initiative and Active Travel proposals would be particularly critical there and that the carbon neutral element of works is provided for in the revenue budget. Active Travel is fully funded and will be more focused on redevelopment issues as opposed to maintenance issues, noting that the maintenance of footpaths needs ongoing investment. Funding for projects such as third bridge or park and rides will be from external funding sources noting that the additional river crossing will have to be considered but is a longer-term project. The Capital Programme as presented is exceptional and compares very favourably with other local authorities and with the other cities relative to population. The boat launch will be looked at in the context of the North Quays and he would expect the Ard Ri Hotel to be developed because of the overall development of the North Quays. The Council has no function in relation to education and does not expect additional income over the €6.3m provided for piers, harbours, and coastal protection.

Cllr. Fitzgerald commented that the programme is impressive and ambitious and thanked staff for putting it together enquiring if hard copy will be made available. He enquired if the Dunmore East ring road would be completed within the next four years, essential for its development.

Cllr. Kiely enquired if the purchase of equipment for gritting could be included in the Active Travel budget due to the increase in footpaths and cycle lanes. Noted importance of linking Queen Street to the Japanese gardens in Tramore and considering the new building regulations in relation to changing places, that the two new sports activity facilities in Tramore and Ardmore get changing places. In relation to Park and Ride she asked if having one at Mount Congreve and one at Carriganore could be looked at.

M. Walsh, CE noted that the Capital Programme Document is on Decision Time and that the objective is to have the Dunmore East ring road done in the 4-year period of the programme. The issue of gritting equipment is a revenue budget issue outlining that resources do not allow for the gritting of every road and footpath in the city and county, but priorities are shifted where needed. He noted that Queen Street, Market Street, and lands in the environs of the lake are priorities in Tramore. On the changing places issue, he said it would be looked at as regards the water activity centres. In relation to the Park and Ride if it is not in the Waterford Metropolitan Area Transport Strategy (WMATS) there will be no funding provided by the National Transport Authority (NTA).

Mayor Cllr. O'Leary enquired if there was some means of getting communities involved in gritting, providing them with the necessary equipment and materials so that they could manage areas in their communities.

Cllr. Barry enquired in relation to the extent of footpaths that could be repaired with a yearly budget of €400,000 given the cost of materials. In relation to the funding for tourism related projects if the lighting of the City Walls and access to some of the towers around the City was included and if the Guardian of the South Project, which he said was to be the flagship project of the North Quays, was included. In relation to the Dungarvan Digital Hub he asked if there were sufficient people interested in working there and if not, if the building is in the council's ownership and could it be used for another purpose. In relation to the overall programme, he asked if materials for the projects could be purchased locally, and that local builders and developers would have the opportunity to express interest in any of the projects.

Cllr. Conway said the programme was impressive and ambitious and congratulated everyone involved. He enquired if funding could be sought from the Department of Sport for the provision of outdoor gyms at strategic locations in the city and county.

M. Walsh, CE, outlined that in relation to the adequate funding for footpaths it was difficult to determine as it would depend on the size and condition and otherwise of the footpaths. Confirmed that the Dungarvan Digital Hub buildings will be in Council ownership and is open to any opportunities to develop outdoor gyms within the available resources.

F. Galvin, DoS noted that the outdoor equipment recently installed in the Peoples' Park was funded out of Playgrounds budget, there is a significant allocation for playgrounds in the Capital Programme which allows scope to include playground equipment for both children and adults. In relation to the WMATS which is due to be published shortly there are some minor changes and modifications, not specific in terms of area, but regarding small park and cycle schemes within 2km of the city.

K. Kehoe, DoS outlined that in relation to the Dungarvan Digital Hub buildings a comprehensive survey to the potential need had been conducted and the demand was strong for such a facility.

M. Walsh, CE, outlined that intend to progress the Guardian project which will be a 4-5 year project, initial works will be the planning and design followed by the capital phase of the project.

Cllr. Kelly welcomed the plan, in relation to Active Travel need to progress carefully as there is a dissatisfaction in local communities against some of the proposed and implemented projects. Enquired if the Waterford Tramore Cycle Way and the lighting in the people's Park are included in this programme and if the funding in the Capital Programme needs further government approval.

Cllr. Hearne outlined that the plans impact on peoples' ordinary lives is important, noting that money provided under Miscellaneous is important as it could be used to fund projects in Communities where small amounts of money can have significant impact.

M. Walsh, CE outlined that some Active Travel projects may be contentious, but we do have to transition to sustainable transport modes, we must achieve a change in terms of transport if we are to be sustainable into the future. He accepts that for communities and for the members as elected representatives it is going to be difficult over the next few years, but we need to fundamentally change what we are doing and how we are travelling. The lighting in the Peoples' Park is provided for within the Public Lighting Energy

Efficiency Project. There is a feasibility assessment for the Waterford Tramore Cycle Way, works not included in the Capital Programme as if it were to proceed, he envisages it would be 100% funded. The Capital Programme requires no further approval and hopes that up to 90% of the programme will be delivered in the time period. He accepts Cllr. Hearne's point around local communities and is aware of how small-scale projects can benefit people in their everyday lives and said the revenue budget would be used for many of these small projects.

Cllr. O'Leary, Mayor said it was a breath-taking plan that impinges on every aspect of life in Waterford city and county and more importantly on the lives of the people of Waterford. He said he is looking forward to 2023 and beyond. He thanked M. Walsh, CE, and all those involved in putting the programme together.

The Capital Programme was proposed by Cllr. Geoghegan, seconded by Cllr. Phelan and agreed by all.

This concluded the business of the meeting.

Signed: _____
Mayor of Waterford City & County Council

Dated: _____