

**MINUTES
COMERAGH DISTRICT MEETING**

**DÚICHE AN CHUMARAIGH
HELD ON 21st February 2024 in Conference Room, Dungarvan**

PRESENT

Cllr. Seanie Power, Cathaoirleach
Cllr. Ger Barron
Cllr. Declan Clune
Cllr. Liam Brazil
Cllr. John O’Leary

OFFICIALS IN ATTENDANCE

Mr. Ivan Grimes, DoS, Housing, Community and Emergency Services
Mr. Gabriel Hynes, SE, Roads
Ms. Maria Goff, SEE, Roads
Ms. Dawn Wallace, SEO, Environment
Ms. Aisling O’Sullivan, SEP, Planning
Mr. David Quinn, A/SEP, Planning
Ms. Honor Dunphy, Meetings Administrator

VOTES OF SYMPATHY

It was unanimously resolved that this Council extends its sympathy to the families of the late Bid O’Brien, Joanna O’Brien, Breda Larkin, Bernard Casey, Ted Power.

1. CONFIRMATION OF MINUTES

Minutes of District Meeting held 17th January 2024 proposed by Cllr. Brazil seconded by Cllr. O’Leary and agreed by all.
Minutes of Special District Meeting held 30th January 2024 proposed by Cllr. Brazil seconded by Cllr. Clune and agreed by all.

2. MATTERS ARISING

Cllr. O’Leary enquired about possible assistance in Newtown in relation to tarmacadam for the car park area that has been secured by the community. Supported by Cllr. Barron.

G. Hynes, SE, outlined that as the carpark is in the ownership of the community and not in charge by the Local Authority the council has no responsibility, roads can look at assisting with some surface dressing for the location and advised that community could source some grant funding.

3. REPORTS

(a) Planning

Cllr. Clune noted received a number of representations about lack of community services in area where new housing development proposed enquiring if consideration is given to the existing infrastructure when granting an application and how council deals with the additional demands.

Cllr. Barron welcomed the new development for Kilmacthomas noting the village needs this development to assist its development and to support the local community.

Cllr. Power agreed with issues raised in relation to the need for services in communities.

Cllr. Brazil enquired if submission has been made in relation to the Coumragappul application and requested update on the proposed distillery site in Kilmacthomas. Noted the need to address the vacant building at the Old Pike in Dungarvan.

Cllr. O'Leary welcomed the proposed development of 98 houses in Kilmacthomas noting the 30 conditions attached to the permission and asked how the conditions are monitored and ensured compliance with. TII noted not sufficient information in relation to the possible traffic issues as a result of the development and queried how this is being addressed.

Cllr. Power enquired about the green belt area and how the council are facilitating people to build on land by green belt area.

A. O'Sullivan, SEP, noted that the green belt designated as high amenity and where rural and urban meet and is to prevent sprawling. Will look at where landowners want to build on green area and needs to be in line with development policy and look at each application on its merits. The development in Kilmacthomas is a live application as still in appeal period with ABP. In relation to compliance with planning conditions, a number need to be complied with prior to the commencement of the development and submitted to the planning authority. Non compliance is an enforcement issue. Noted that with social infrastructure need a critical mass of the services to come in some instances, do look for a social infrastructure audit as part of the application. Applications for Comeragh slightly up on last year and is a trend county wide. Confirmed that Coumragappul submission has been submitted to ABP. No update on the distillery site and will follow up on it.

D. Quinn, A/SEP, can review Old Pike site and review with criteria for a derelict site.

I.Grimes, DoS, any decision in respect of long term vacant commercial properties, need to see potential end use before progressing to see if suitable for residential or commercial, properties need to have a realistic long term use.

Cllr. Clune noted if services are at capacity what is the long-term plan for provision of additional services and how factored into planning service.

A. Sullivan, SEP, noted that the Development Plan looks at the zoning to ensure it is adequate. Across the county villages zoned to allow for growth, this development is within the settlement boundary of Kilmacthomas, and the uses can be accommodated. There are commercial elements and where there is critical mass there will be a response to the demands, where the services will grow with the development. Will revert with details on the social infrastructure audit.

(b) Housing

Cllr. Barron queried if the units in the development of the old convent in Kilmacthomas are for refugee accommodation or social housing.

Cllr. O'Leary noted that people who are on the housing list in many cases are not being allocated housing in their own area, there is a desire for local people to access housing locally and local should be part of the criteria for allocations. Supported by the Cathaoirleach Cllr. Seanie Power.

Cllr. Brazil supported need for local people to have priority on units in their own locality. Requested details on landbank in the Comeragh district, update on Pinewood estate as issue with odour still remains. Stated that the old Garda barracks in Comeragh district is owned by OPW suggesting that need to get these properties back into use for housing.

Cllr. Clune supported need to support local applicants on CBL to keep local people in their local communities. Outlined issues with the current location of the Red Cross in Portlaw as building is damp and unsuitable, requesting an inspection of the building.

Cllr. Power outlined that the old priests house in Clonea Power could be developed for social housing.

I.Grimes, DoS, social housing delivery in Comeragh district is included as part of the social housing delivery plan with 57 units in Comeragh, this is a minimum target and the units in Kilmacthomas are part of this number. These units are all for social housing, noting that government policy in relation to refugee accommodation has changed. Always welcome new developments as results in delivery of Part V units. Current allocations priority relates to medical, overcrowding, risk of homeless and length of time of the list. Allocations team when reviewing CBL results will try to prioritise local if two people are on the waiting list for the same length of time, CBL is government policy and is being rolled out across all local authorities. Will follow up on the landbank for the district, if there are available sites will review for suitability, the government will fund acquisition of land and construction if there is a need and demand in the area. Will review the barracks and Clonea Power sites as suggested. Odours in Pinewood is a matter for Uisce Eireann and will follow up on issue with them. Will review the Red Cross site in Portlaw to determine what measures are required.

(c) Environment

Cllr. Clune outlined concerns about the colour and odour coming from water from the water mains rehab works in Portlaw. Noted that iron levels too high in independent testing, over the EU drinking water levels which varies from the Uisce Eireann test results.

Cllr. Brazil enquired if CCTV can now be used by local authorities and if WCCC is in a position to use in areas of dumping.

D. Wallace, SEO, outlined that the responsibility for public water supplies is with Uisce Eireann. Currently waiting on regional templates and setting up of an oversight group in the relation to the use of CCTV, outlined that need to have clear evidence of illegal dumping to enable installation of a camera, noting need to report incidents though the CRM system.

Cllr. O'Leary complimented support in clean up by the council on dangerous roads.

D. Wallace, SEO, noted that the roads section have carried this out with the suction machine.

(d) Roads

Cllr. Clune welcomed Active Travel funding to complete the Carrick Road in Portlaw, issue with street lights out in main urban areas and delay in having repairs carried out. Queried what the plan is for addressing the outages and do the contractors have the ability to address the repairs. Noted Active Travel project for Hillside Crescent where tactile paving for pedestrian crossing installed, crossing hasn't gone in and enquired about the plan for it.

Cllr. Barron commended event in Kilmacthomas for the opening of the loop on Greenway riverwalk, welcomed work of all involved.

Cllr. Brazil highlighted issue with lights out in Stradbally, requested update on Mahon Bridge car park, enquired about traffic calming measures for the road from Carroll's cross into Kill village. Noted need for landowners to address any issues with overgrown hedges as the cutting season comes to an end.

Requested update on the Lemybrien traffic calming scheme, welcome Active Travel funding enquiring if there will be additional funding for other projects.

Cllr. O’Leary supported funding for the junction improvements in Kilmeaden, noted issue remains with funding for rural areas. Acknowledged the input by engineers in relation to special funding for Comeragh area.

Cllr. Power supported the Greenways new link in Kilmacthomas and complimented all involved and supported the issues raised in relation to the repair of lights. Enquired about options for additional funding to progress proposed plans for Dunhill. Requested update on speed limit review and plans for Glenside Bridge which is currently closed.

G. Hynes, SE, Active Travel allocation from NTA will allow the Carrick Road to be completed in Portlaw. Acknowledged that there are a number of issues in relation to street light outages across the county, engaged with contractor to address, noting there is a back log and a programme in place to address the issues. Hedge cutting season is coming to an end and landowners need to comply, all landowners need to inspect trees, particularly in relation to Ashe tree die back. Under the Act both landowners and the person who has long term lease are responsible. No update on commencement of works in Lemybrien, finalising programme and waiting on TII allocation. Active Travel funding for other schemes not allowed under new guidance, no funding for Dunhill. Applied for specific safety funding for Kilmeaden which was successful for this year and for scheme to proceed, works to commence in coming months. Waiting on national guidance in relation to the speed limit review, will commence process once received. Will review Glenside bridge under bridge allocation funding.

M. Goff, SEE, noted that the tactile paving installed at Hillside Crescent is for an uncontrolled crossing. Acknowledged work of the community and economic development in relation to the Greenway riverside walk. Will review Carroll’s Cross to Kill village under low cost safety measures for the area. Mahon bridge progressing with planned completion April/May.

G. Hynes, SE, outlined details of the Roads Work Programme 2024, welcomed increase as the road network has suffered as a result of recent weather events. Advised that need to continuously have allocation increased to improve the road network. Sought approval for the programme as outlined in workshop.

Roads Works Programme 2024 proposed by Cllr. Power, seconded by Cllr. Barron and approved by all.

(e) Taking in Charge

Cllr. Barron requested update on Cruachán View as hasn’t progressed.

Cllr. O’Leary noted that Church Court and Cul Rua in Portlaw haven’t been taken in charge (TIC) requesting update.

D. Quinn, A/SEP, noted that the developer needs to submit application and in a number of estates haven’t received an application yet in order to progress it. Where no developer in place and look to TIC there can be many issues and is a slow process. An Cruachán View currently snagging the estate with roads and CCTV to be tendered. Cul Rua being reviewed to progress and prioritising these estates currently. Outstanding issues with Church Road in Portlaw.

5. PLANNING & DEVELOPMENT ACT, 2000, as amended – PART V111 Mount Congreve (Eco Pod) – Commencement of Process

I.Grimes, DoS, informed members that the application as presented is due to commence, the Chief Fire Officer and the staff of the Kilmacthomas fire station have been involved in the consultation and the

proposed plan will meet current and future plans. CE report will be issued at end of the public consultation period.

Cathaoirleach and all councillors welcomed the commencement of the process, the project will have a positive impact on the community.

4. CORRESPONDENCE

None

5. NOTICE OF MOTION

None

6. AOB

None

This concluded the business of the meeting.

Signed: _____
Cathaoirleach

Dated: _____