

**MINUTES  
COMERAGH DISTRICT MEETING**

**DÚICHE AN CHUMARAIGH  
HELD ON 28<sup>th</sup> JANUARY, 2019 IN THE COUNCIL CHAMBER, CIVIC OFFICES,  
DUNGARVAN**

**PRESENT:**

Cllr. Ray Murphy, Cathaoirleach
Cllr. Liam Brazil
Cllr. Seanie Power
Cllr. Michael J. O' Ryan
Cllr. Declan Clune

**APOLOGIES:**

Cllr. John O'Leary

**OFFICIALS IN ATTENDANCE:**

Mr. I. Grimes, Director of Services Housing, Community & Emergency Services  
Mr. G. Hynes, SE, Roads  
Ms. M. Goff, A/SEE, Roads  
Mr. L.O'Brien, AO, Environment  
Mr. J. O'Mahony, SP, Planning  
Ms. H. Dunphy, Meetings Administrator, Corporate

**VOTES OF SYMPATHY:**

It was unanimously resolved that this Council extends its sympathy to the families of the late

- Edward Lacey
- Ann Lyons
- Paddy Kavanagh
- Mary Grimes

**1. CONFIRMATION OF MINUTES:**

Minutes of District Meeting held 28<sup>th</sup> November, 2018 were proposed by Cllr. Brazil and seconded by Cllr. Power and agreed.  
Minutes of special District Meeting held 18<sup>th</sup> December, 2018 were proposed by Cllr. Power and seconded by Cllr. Brazil and agreed.

**2. Matters Arising**

None

Proposal to suspend standing orders in order for Cllr. O'Ryan to read out excerpt from the minutes and proceedings of the First Dáil of the Republic of Ireland on the 21<sup>st</sup> January 1919, proposed by Cllr. Power and seconded by Cllr. Clune. Cllr. O'Ryan proceeded to read out excerpt.

**3. Planning**

- (a) **Planning Lists** – noted

Suspend standing orders to take item 5 before item 4, proposed by Cllr. Brazil and seconded by Cllr. Clune and agreed.

## **5. Presentation – Solas Centre**

Overview of services delivered to those affected directly and indirectly by cancer as provided by the Solas Centre in Dungarvan was given by Tracy McDaid and Claire Shanahan. All councillors supported and commended the work carried out by the Solas Centre and acknowledged the work of all the volunteers involved.

## **4. Reports**

### **(a) Environment**

Cllr. Clune asked for update on the environmental report on the Tannery site in Portlaw outlining his concern with the delays.

Cllr. Brazil asked if there is a plan to develop the Old Mill in Kilmacthomas as a brewery and concerns about asbestos falling from the roof and environmental impact of this.

Cllr. O’Ryan stated that there were leaflets issued in Comeragh West for boil water notices and asked for an update on the issue.

Cllr. Murphy supported Cllr. Clune regarding the Tannery report stating that there is a local community forum group waiting on funding which is dependent on the results of the report.

L.O’Brien, AO stated that the sub contractor has delivered the draft geotechnical environmental report to the consultants; they will review and analyse the results which will be followed by a report submitted to the environment section. He will have an update for the next district meeting. An inspection of the roof will be carried out on the Old mill in Kilmacthomas and undertake any actions required to address the issue. He is not aware of the future plans for the use of the mill. Issues regarding water in Comeragh West will be referred to the water section.

### **(b) Roads**

Cllr. Clune stated that road markings coming into Kill Village needs to be repainting and if survey on driver feedback signs have been completed. Bus stop shelter along with additional public lighting is required in Kill Village. Enquired if a cycle lane route from Kill to Bunmahon village could be identified. Highlighted that lifebuoys are missing on the walkway in Portlaw and asked if the KN contractor applied for a road opening licence for work on Queen Street.

Cllr. Power highlighted that the boundary wall at the Nire church is being pushed out by the soil and needs addressing.

Cllr. Brazil asked for update on extra car parking on Comeragh drive, Downey’s cross and Lemybrien.

Cllr. O’Ryan asked if there is funding for regional roads for the installation of reflectors, cats eyes etc and if additional funding can be requested to address junctions on the Clonmel to Dungarvan road.

Highlighted that it would be beneficial to look at the option of highlighting the new Greenway Bridge on the N25 near Kilmacthomas to acknowledge certain occasions such as St Patricks day.

Cllr. Murphy asked for update on the Coolfin project, LED light retrofit and requested clearance of the shrubbery area by Portlaw church. Highlighted that footpaths in Walsh’s Place in Kilmacthomas need repair and requested handrail and barrier to address issues on the steep slip way from the Greenway down into Durrow car park. Asked if there is capital funding to go towards footpaths.

G, Hynes, SE stated that TII allocation for 2019 has been received and expect to get additional allocation for local and regional roads in coming weeks. There will be a workshop to approve the allocation of funding for 2019 and confirmed that junction work comes under the safety improvement scheme. There is no capital allocation for footpaths and any works will fall under the general roads allocation.

Development of a cycle way will have to come from urban village renewal funding or the rural

regeneration programme. Currently assessing tenders for Downey's Cross, paving scheme in Lemybrien will commence in March / April 2019 and will be followed by works in Downey's cross.

Cllr. Brazil asked for Downey's cross to be given precedent and commenced as soon as possible.

G. Hynes stated that there are 16,000 public lights across the city and county, currently working on regional tender to retro fit LED lights, work due to commence late 2019 / early 2020. Will need to agree spend for public light and this will be addressed as part of roads workshop.

M. Goff, A/SEE stated that there is a town and village renewal scheme for Kill and will review for the requested items. The Nire church wall is a retaining wall for the church grounds and therefore if the responsibility of the church to repair the wall. There is a meeting scheduled with the heritage officer to review the parking/passing bays on Comeragh drive and would be subject to availability of additional funding. Coolfin footpath is being constructed under the town and village scheme and will review removal of shrubs by the church. It is planned to repair footpath sections in Walsh's Place in coming months.

Cllr. Power requested update on footpaths by Rathgormack School and welcomed news of the planning permission for extension to the Rathgormack National School.

Cllr. Murphy raised Coolrua crossing in Portlaw and asked for it to be included in consideration for roads programme.

G. Hynes, SE stated feedback survey complete and needs to review results and will review options for lighting of bridge on M25 by Kilmacthomas.

M. Goff, A/SEE will report missing lifebuoys to the water safety officer and will follow up on KN networks. Plan to commence tender work for footpath in Rathgormack.

### **(c) Housing**

Cllr. Brazil highlighted issue of lack of social housing built in Kilmacthomas and the need to address it.

Cllr. Clune outlined that property land banks for Kilmacthomas/Kilmeaden not included in the report circulated by property management. Stated that there are a number of houses in Portlaw without attic insulation and asked if there are any grants to address the problem. Asked for an update on additional properties due to come on stream in Kilmacthomas and Portlaw.

Cllr. Power asked how requests for repairs to social houses are addressed and outlined concerns about the availability of HAP properties.

Cllr. O'Ryan asked if there is grant funding for special cases in relation to damage to a roof.

Cllr. Murphy welcomed the number of applications to the housing adaptation grant scheme, stating the information that is available on the council website is very beneficial. Requested an update on houses allocated for Portlaw and asked if there is a formal process in place for addressing vacant properties in the area.

I.Grimes,DoS stated that the council is currently finalising preparation of an application for 8-10 units in Kilmacthomas and expect that it will be submitted to the Department of Housing, Planning and Local Government in 4-6 weeks. He will review information on land banks with property management. Currently focusing attention on developing projects in the smaller towns and village across the county. In 2018 there was a target of 249 new units from new build, acquisition and leasing and this was exceeded with the development of 294 new units and this has made positive progress in reducing size of the waiting list. Will review the options to progress attic insulation for Portlaw houses and ensure they are on the list for when funding becomes available. He concurred that there are pressures on the on the private rented sector in relation to HAP and this is outside of the control of the Council. Requested Cllr. O'Ryan to provide details of case of the damaged roof. The council has a vacant homes strategy and a team in place and were very successful in 2018 to bring properties into the long term lease scheme and the buy and repair scheme. Also started a new campaign of issuing Compulsory Purchase Order (CPO) for individually privately owned long term vacant private properties. Intention in 2019 is to pursue CPO of long term vacant properties.

Cllr. Power acknowledged update on vacant properties.

Cllr. Brazil asked for update on when development in Kilmacthomas will commence.

I.Grimes, DOS stated that the Departments approval process for social housing projects is a 4 stage process, which takes 59 weeks in total.

Cllr. Clune asked what the process is in relation to maintenance when there are rental arrears and a payment plan in place, can repairs be carried out. Asked how the CPO process is funded.

I.Grimes, DoS states that it depends on the case but where there are excessive arrears they need to be in a payment plan and will not address issue until significant reduction of arrears is evident. With regard to the CPO's it operates in a number of ways and can be funded through a state scheme or purchase by the council and then sold into a third party.

**(d) Planning**

Cllr. Brazil outlined his disappointment in planning permissions that are approved by Waterford City and County Council and subsequently refused by An Bord Pleanála due to a submission by Transport Infrastructure Ireland (TII). There are current gaps due to the operation of two development plans and need to review guidelines.

Cllr. Murphy asked for update in relation to the development of the old mill site in Kilmacthomas and if a formal application has been submitted by Gortanore.

J. O'Mahony SP stated that no application has been received from Gortanore, he will review and revert. Regarding TII they are a statutory consultee and have their own guidelines and policies. Their policies outside of towns and villages are very strict and they supersede any policies outlined in the Councils development plan. All plans have to adhere to the overarching plans and government guidelines.

Cllr. Clune enquired as to what happens when new regulations are developed after the councils development plan is in place.

J. O'Mahony,SP outlined that as regulations etc progress the council has to take account of the changes.

**(e) Fire**

Cllr. Murphy acknowledged the report and notes the work carried out by the civil defence.

**6. Correspondence**

None

**7. Notices of Motion**

None

**8. AOB**

Cllr. O'Ryan refers to changes made to the Comeragh area as a result of the boundary changes. Correspondence has been issued to F. Galvin as to the effect on the Ballymacarbery area due the boundary changes and the effect on the operational boundaries. Cllr. Power supports Cllr. O'Ryan.

G. Hynes, SE stated that they are currently looking at the changes and how it will impact on the ground. They need to look at most effective solution on the ground that will give value for money; he will revert with a completed plan.

Meeting concluded.

Signed: \_\_\_\_\_  
Cathaoirleach

Dated: \_\_\_\_\_