

Municipal District of Monaghan

Minutes of Meeting of Monaghan Municipal District held in mTek1 Building, Knockaconny, Monaghan on Monday, 18th October 2021 at 10.00am.

Cathaoirleach, Cllr. Maxwell presided.

Present: Cllrs. Cathy Bennett, Brian McKenna, Paudge Connolly, Seamus Treanor, Raymond Aughey and Sean Conlon

In Attendance: John Murray, Director of Services, Donal McElwain, Municipal District Co-ordinator, Darren Flanagan, Assistant Engineer, Bernie McElvaney, Senior Staff Officer.

At the outset, An Cathaoirleach read out a Statement in response to two letters published in the Northern Standard after the September Meeting which reacted critically to comments made on the subject of biodiversity by the members.

1. Confirmation of Minutes:

On the proposal of Cllr Treanor, seconded by Cllr. Bennett, it was agreed that the minutes of the Municipal District meeting held on 20th September 2021 be confirmed.

2. Matters arising:

All members supported a proposal by Cllr Aughey to seek a meeting with Aldi to see if McNally's Car Park could be reactivated from mid- November to Christmas. A delegation of the Cathaoirleach, Cllr Aughey and Cllr Connolly plus Mr McElwain to attend.

Cllr McKenna sought clarification on Long Term Spaces in Lower Courthouse Car Park and advised more signs to be erected. Cllr McKenna asked was there any plans for a public consultation in relation to Emyvale to which Mr McElwain responded that the plans are not complete.

Cllr Bennett asked was there any progress in relation to securing a lifeguard for Hollywood to which Mr Murray responded that he is waiting on a formal response from the Water Safety Officer.

Cllr Conlon asked was there any feedback on Killygoan mast. Cllr Treanor asked was there any feedback in relation to the continuing difficulties people were experiencing in making telephone contact with the Bus Eireann depot. Cllr McKenna proposed seeking a meeting with Bus Eireann, which was seconded by Cllr Conlon and agreed by all members.

3. Budget 2022:

Mr Murray outlined the Draft Budgetary Plan for 2022.

A discussion took place on the Budget Plan. Cllr Conlon asked did the MD receive Government support for the loss of income from Pay Parking to which Mr Murray responded that we did and looking for compensation for this year. Cllr Conlon stated that the members support the efforts and to write to relevant Departments.

Cllr Aughey requested the breakdown of code 0631004 -Parks and open spaces.

3. Report from Municipal District Co-ordinator:

Mr McElwain outlined his report to the members.

Cllr Conlon stated in relation to the verge cutting and referred to the junction at Tommy Martin Fuels and asked that we write to NBI requesting the removal of all signs.

Cllr Treanor referred to the junction at the Diamond and stated that there should be an intermittent light at this location.

Cllr Conlon requested a response in relation to Webcam and cables that were previous located on the roof of the Planning Office, Dublin Street.

Cllr Conlon suggested we provide more houses through our own build, which was concurred with by Cllr Aughey. Mr Murray advised to wait and see the outcome of the Housing Needs Demand Assessment.

4. Questions

Cllr Conlon asked:

1) Regarding the Government's updated Housing For All document, what plans are now proposed for the extensive vacant lands at Latlorcan that will result in the supply of individual sites for sale and additional housing development?

Response: A draft masterplan for Latlorcan has been prepared setting out the potential for further housing development however the outcome of the Housing Need Demand Assessment in Q1 of 2022 is required before a final decision is made on the plans. To date 43 new social houses and 17 unfinished houses have been completed and are in use as social housing. In addition, 6 serviced sites and a site for a creche have been provided at Latlorcan.

Draft Latlorcan Masterplan



2) Following recent presentations made at the Peace Campus committee meeting, I ask that these presentations are made available for the October MD meeting.

Response: Presentation uploaded on Minute Pad.

3) What progress is there to report on the Dublin St Regeneration proposals?

Response: South Dublin Street & Backlands Regeneration Project

RPS Design Consultants are continuing to progress detailed designs for road/footpath infrastructure, utility services, street furniture, landscaping and various other elements within the regeneration scheme. The Design Team are currently finalising a report on the submissions made to the Council during the public consultation process. This report, when completed will be made available to view on the Monaghan Co. Council website, the report will contain a summary of the issues raised, a consideration of those issues, and where appropriate, recommendations for amendments to the proposed scheme. Ground investigation works in conjunction with archaeological monitoring within the scheme area have recently been completed. Following the easing of Covid-19 restrictions, a new series of Traffic Counts to inform Traffic Modelling for the project is scheduled to commence on 14th October and should be completed in early November. Negotiations have also recently commenced with property owners within the scheme area. The Design Team are currently finalising an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) for the project and it is anticipated that a formal planning application will be submitted to An Bord Pleanála before the end of 2021.

North Dublin Street & Backlands Regeneration – Masterplan

Sheridan Woods - Urban Planning Consultants have completed a Masterplan and Regeneration proposals for the North Dublin Street & Backlands scheme area. The Masterplan proposals will be presented at Monaghan Municipal District Meeting on the 18th of October 2021 before the plans are progressed through the Corporate Policy Group and subsequently presented at a future Monaghan County Council meeting for a proposed variation to the current County Development Plan. The Council have also recently advertised a tender for Topographical and Utility Surveys to be commissioned and completed before the end of this year. Surveys of existing traffic volumes will also be completed this year to inform future design proposals for the scheme area.

Cllr Connolly asked:

1) To ask Monaghan M D in relation to the €500,000 granted to Monaghan M D, by Minister Boxer Moran, for flood alleviation works in Monaghan town which were to involve the construction of a new culvert across the N54 and additional flood alleviation measures in the Castle Rd area:

(A) Has any of this money been spent to date and if so, how much?

Monaghan County Council have spent approx. €130k of the €500k allocated on Ecological surveys, Part 8 approval and detailed design.

(B) What plans have Monaghan MD for the remainder of this money.

Monaghan County Council have requested an extension of time from the OPW to spend the remaining funds. If the extension is approved the funds must be spent on flood mitigation measures in the Broad Road and Castle Road Area's.

(C) Are the remaining funds ring fenced for future use in Monaghan town.

The funds must be spent on Flood Alleviation works in Monaghan Town and cannot be transferred to other projects within Monaghan MD.

(D) Have Monaghan M D any specific plans to commence or take alleviation measures in the Castle Rd area?

Monaghan County Council have Consultant Engineers exploring other mitigation measures to help alleviate the flooding within the Broad Road and Castle Road areas, as currently there is insufficient funding to complete the proposed culvert upgrade works.

Cllr Aughey asked:

1) Can the Monaghan MD outline any existing plans, potential future plans in development at present with regard to building houses within the MD area?

Response: Monaghan County Council and Approved Housing Bodies operating in County Monaghan have approved projects and potential projects in the pipeline to provide 167 new social houses under Housing for All over the next few years as shown in the table below. The specific locations of four of the projects are not disclosed as they are at a commercially sensitive stage. In addition to the below there are potential future plans for residential development associated with Dublin Street Regeneration and lands at Roosky in Monaghan town and other opportunities in villages in Monaghan MD currently being proactively pursued for additional social housing delivery.

Housing for All					
MD	Project Name	MCC or AHB	No of Units	Delivery Date	Total Per Year
Monaghan	Lui na Greine, Scotstown	MCC	32	2021 & 2022	48
Monaghan	Kilnacloy, Monaghan	AHB	16		
Monaghan	Dublin Rd, Monaghan	AHB	41	2023	55
Monaghan	The Meadows, Emyvale	AHB	14		
Monaghan	Ballinode	MCC	18	2024+	64
Monaghan	Monaghan town location X (Clones Road)	AHB	9		
Monaghan	Monaghan town location Y (UHD)	AHB	20		
Monaghan	Monaghan town location Z (Cootehill Road)	AHB	17		
TOTAL			167		167

2) Can the Monaghan MD provide members with maps outlining all available Land Banks for housing within the MD area?

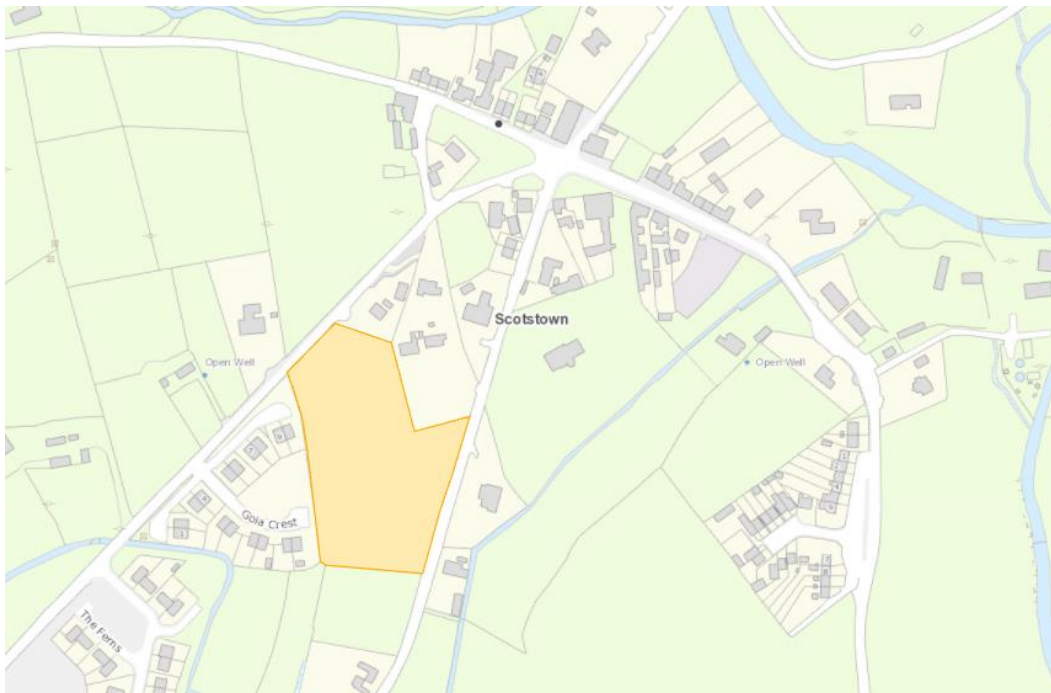
Response: Monaghan County Council has been proactive in seeking to increase land banks for housing, in some cases this has resulted in the acquisition of land and in many other cases this has resulted in the development of social houses on land in private ownership which has contributed significantly to Monaghan County Council's social housing delivery. Monaghan County Council is also acquiring derelict properties for reuse as social housing and for other purposes.

Monaghan County Council continues to contact landowners directly and advertises regularly for Expressions of Interest in the sale of land and/or houses from Property Owners and Developers, this process has yielded significant results in the main towns and has also benefited the villages and rural areas.

See Table below for Development Land currently owned by Monaghan County Council in the Monaghan MD and current status:

Housing For All		
MD	Development Land Location	Status
Monaghan	Lui na Greine, Scotstown	Site currently being developed, contractor on site and 32 social houses to be completed in 2022.
Monaghan	Latlorcan, Monaghan	43 social houses (Plás Lorcáin) completed in 2019 and 17 unfinished private houses brought into use as social houses and 6 serviced sites provided. 5.12 Hectares (12.65 acres) of the land at Latlorcan is potentially available for the development of up to 100 additional houses and / or serviced sites.
Monaghan	Roosky, Monaghan	There are significant potential opportunities for residential development presented in the Roosky Masterplan. Monaghan County Council will further explore the potential for social housing within the proposed Masterplan.

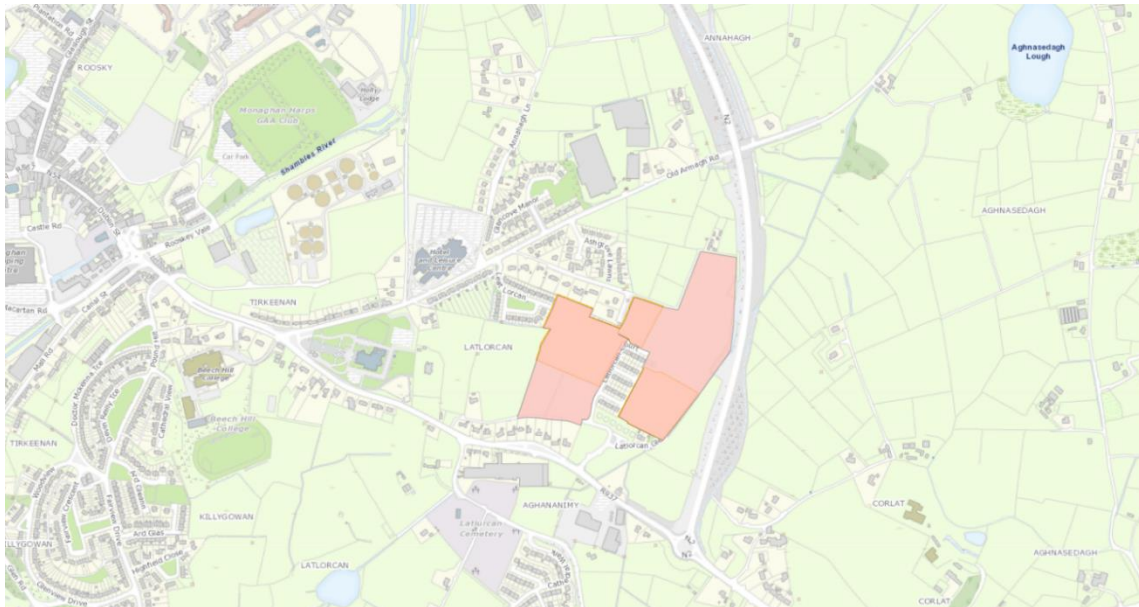
Monaghan County Council will continue to seek every opportunity to increase social housing provision in all areas of housing need; to reverse rural decline, increase the sustainability of small towns and villages and strengthen the viability of local services for the wider rural community.



Scotstown Land Map



Scotstown Site Layout Plan



Latlorcan Land Map (43 new social houses and 17 unfinished houses completed and in use as social housing and 6 serviced sites provided to date)

3) Can the Monaghan MD outline the short & medium term plans for Mc Nally's Car Park? What is being done with regard to dealing with this eyesore?

Response: This car park is privately owned, and Monaghan County Council are not currently aware of the owners short and medium term plans for this site.

4) Can the Monaghan MD outline the current status of the car park on the broad road? How many spaces long term/ short term? What about removal of the wall, landscaping etc? How is it hoped that the deficit in car parking spaces in short, medium and long term will be dealt with by this car park?

Response: This site on the Broad Road has been acquired by Monaghan County Council. It is planned to construct a carpark with approximately 90 car parking spaces. This will meet the short term carparking needs for the town. In the longer term, additional carparking spaces will be provided at the Peace Campus. The breakdown between short stay and long stay will be decided prior to completion.

Consultants are in place to design, Part VIII application, tender the construction works and supervise the works through to completion. It is planned that the works will include removal of the existing front wall and replace with lower level boundary increasing visibility of the site. Landscaping of the site will also form part of the works.

5. Correspondence:

Email dated 23rd September from Minister for Health's office acknowledging receipt of our correspondence in relation to minimum unit pricing.

Email dated 22nd September from Minister for Finance advising that correspondence re minimum pricing for alcohol has been forwarded to Minister for Health.

Email dated 28th September from Minister for Health's office advising that our comments regarding minimum unit pricing has been noted.

Email from TII dated 27th September re N54 Tullybryan Realignment Scheme.

6. Congratulations:

Congratulations was extended to the Scotstown Ladies on winning the Senior Ladies Intermediate Club Championship.

Dated this 18th day of October 2021

Signed: _____

Cathaoirleach

Signed: _____

Meetings Administrator