

Minutes of Meeting of Monaghan County Council held in the Garage Theatre, on Monday 07 February 2022 at 10.00 a.m.

Chair: Cllr A. Campbell, Cathaoirleach

Present: Cllrs. Aughey, Bennett, Carthy, Coyle, Conlon, Connolly, Gilliland, Keelan, Kerr-Conlon, Maxwell, McCooey, McElvaney, McKenna, O'Hanlon, P. Treanor, S. Treanor and Truell.

Mr. P. Clifford, A/Chief Executive, Mr. J. Murray, Head of Finance, Ms. P. Monahan, Director of Services, Mr. Cathal Flynn and Ms. N. Woods, A/Director of Services, Mr. A. Hughes, Senior Planner, Ms. S. Long, Staff Officer and Ms. M. McGarvey, Meetings Administrator.

Sympathy – Rosaleen O'Hanlon, RIP:

On the proposal of Cllr A Campbell, seconded by Cllr S Coyle, it was agreed that the sympathy of the Council be extended to Cllr P.J. O'Hanlon and his family on the late Rosaleen O'Hanlon, Former County and Town Councillor who had passed away on the 18 January 2022.

Cllr A Campbell stated that Rosaleen had been a member of Monaghan Co Co for 20 years as well as a very dedicated and hardworking community activist in Carrickmacross and surrounding areas. She had broken barriers by becoming the first lady Chairperson of the Co Co. All Councillors associated themselves with the vote of sympathy as did the Deputy Chief Executive on behalf of the Management and Staff of the Council.

The Cathaoirleach adjourned the meeting for a short period as a mark of respect.

1. Confirmation of Minutes

(i) Minutes of Council meeting held on 10 January 2022

On the proposal of Cllr S Coyle, seconded by Cllr N Keelan, it was agreed that the minutes of the Council meeting held on the 10th January 2022, be confirmed.

2. Correspondence.

The following correspondence was circulated with the agenda for the meeting:

- Email from the Office of the Minister for Health Mr. Stephen Donnelly, TD, regarding bullying.
- Email from the Office of the Minister for Education, Ms. Norma Foley, T.D, regarding bullying in schools.
- Email from Mr. Brendan Smith, T.D regarding acknowledgement he received from Minister for Health Mr. Stephen Donnelly, TD, regarding bullying.
- Email from the Office of the Minister for Education, Ms. Norma Foley, T.D, regarding school transport for students in Co Monaghan.
- Letter from the Office of the Minister for Social Protection, Ms. Heather Humphreys, T.D, regarding Community Welfare Services in Co. Monaghan.
- Email from Mr. Brendan Smith, T.D regarding acknowledgement he received from Minister for Health Mr. Stephen Donnelly, TD, regarding Monaghan General Hospital.

- Response received from Mr. Matt Carty, T.D. regarding the Minor Injures Unit at Monaghan Hospital.
- Email from the Minister for Health Mr. Stephen Donnelly, TD, regarding response received from the Minister for Planning and Local Government Mr. Peter Burke, T.D. regarding fee waiver for street space rental.
- Letter from Minister for Planning and Local Government Mr. Peter Burke, T.D. regarding fee waiver for street space rental.
- Letter from Ms. Frances Fitzgerald, MEP regarding Northern Ireland Protocol discussions and Article 16.
- Letter from the Office of the Taoiseach, Mr. Michael Martin, T.D regarding EU Protocol.
- Letter from the Office for Foreign Affairs and Minister for Defence, Mr. Simon Coveney, T.D regarding EU Protocol.
- Email from Chris McManus, MEP regarding position of the Irish Government and the E.U. in dealing with the UK threatened withdrawal.
- Email from the Office of Ciaran Cuffe, MEP regarding position of the Irish Government and the E.U. in dealing with the UK threatened withdrawal.
- Letter from IDA regarding EV charge points at the IDA Building Monaghan Business Park, Knockaconny, Monaghan
- Email from the Office of the Minister for Children, Equality, Disability, Integration & Youth Mr. Roderic O’Gorman, T.D. regarding Maternity/Paternity Leave.
- Email from the Office of the Minister for Health Mr. Stephen Donnelly, TD, regarding the Minor Injures Unit at Monaghan Hospital.
- Resolution from Sligo County Council regarding exemptions to the inpatient charge and review of withdrawal of medical cards from terminally ill patients.

The following additional correspondence which had been received after the agenda had issued, was also circulated:

- Email from the Office of the Minister for Education, Ms. Norma Foley, T.D, regarding Bullying in Schools.

Proposals arising out of correspondence:

On the proposal of Cllr P Connolly, seconded by Cllr H McElvaney, it was agreed that this Council support the motion from Sligo County Council calling on the HSE and the Department of Health to end the practice of pursuing patients, including cancer patients with private commercial debt collection agencies and to review exemptions to the inpatient charge by the Department of Health.

On the proposal of Cllr B McKenna, seconded by Cllr S Conlon, it was agreed that further to the confirmation at the Dail’s Public Accounts Committee by Peter Walsh, Chief Executive of Transport Infrastructure Ireland that the TII will re-prioritise its road project proposals on the instruction of Government, Monaghan Co Council calls on Minister Heather Humphreys to lobby Government colleagues to ensure that funding is assigned for the Clontibret to Border road scheme in 2022 in order to allow this vital infrastructure project to advance to the next phase of planning and design.

On the proposal of Cllr S Coyle, seconded by Cllr A McCooey, it was agreed that this Council acknowledge the reply on behalf of the Minister for Education, Norma Foley TD, in relation to the ‘Action Plan on Bullying’ etc and request the Minister to appoint to the Steering Committee for the Review, teacher representatives, as school teachers, principals and staff are in the front line of preventing, monitoring and dealing with bullying in the educational sector and that the

responsibilities and penalties be clearly defined.

On the proposal of Cllr S Coyle, seconded by Cllr A McCooey, it was agreed that this Council acknowledge the new initiatives and additional services at Monaghan General Hospital, but seek the immediate increase to 24 hours, 7 days a week of the opening hours of the Minor Injury Unit and the provision of additional services at the Monaghan General Hospital site to assist in the alleviation of overcrowding at other Hospitals in the Dublin North East Region as a result of the increased waiting times for treatments and procedures during the past two years of restrictions due to the Covid-19 Pandemic.

On the proposal of Cllr S Conlon, seconded by Cllr P Treanor, it was agreed that this Council request Minister Heather Humphreys TD for an opportunity for a delegation to meet her and relevant officials to discuss issues of significant importance affecting our constituents including the termination of the N2 Clontibret to the Border road scheme, North South Interconnector and the Monaghan Hospital Minor Injuries Unit.

On the proposal of Cllr P Treanor, seconded by Cllr S Conlon, it was agreed that this Council would re-write to Minister Foley, TD, and seek an opportunity to make a submission in response to the reviews of the School Transport Policy.

3. To consider Report on Investigation by the Standards in Public Office Commission of alleged contraventions of the Ethics in Public Office Act 1995 and 2001, and Part 15 of the Local Government Act 2001

Mr P. Clifford, Deputy Chief Executive, referred to the Report on an Investigation by the Standards in Public Office Commission (SIPO) of alleged contraventions of the Ethics in Public Office Act, 1995 and Part 15 of the Local Government Act 2001 by Cllr S Treanor. He stated that the report had been circulated to each member with appendices containing copies of statements and transcripts.

On the proposal of Cllr B McKenna proposed, seconded by Cllr P. Treanor it was agreed that this Council write to the Minister for Local Government requesting that he introduce penalties in relation to breaches of Ethics in Public Office Act 1995. Failing to do this, we request that this legislation be removed from the Act as it has no role to play in how Councillors behave without penalties alongside the legislation

Cllr S Treanor's objection to this motion was noted.

4. To consider Section 183 Notice relating to the Sale of Land at Magherarney, Smithborough, Monaghan

Mr. C. Flynn, Acting Director of Services, referred to the Section 183 notice which had been circulated in relation to the Sale of Land at Magherarney, Smithborough, Monaghan

On the proposal of Cllr P Treanor, seconded by Cllr S Coyle, it was agreed that the Council approve the sale of Land at Maharana, Smithborough, Co. Monaghan in accordance with the terms of notice dated 23 December 2021 and attached site location map under Section 183 of the Local Government Act 2001.

5. To approve Newspapers for Publication of Planning Notices:

On the proposal of Cllr D Maxwell seconded by Cllr B McKenna, it was agreed that the Council approve the following newspapers in accordance with Part 4 Article 18 (2) of the Planning and Development Regulations 2006 –

- Northern Standard
- Anglo Celt
- Dundalk Democrat (Carrickmacross-Castleblayney Municipal District only)
- Irish Independent
- Irish Daily Star
- Irish Times

6. To consider the Draft Annual Service Delivery Plan 2022

The Cathaoirleach informed the members that this item had been deferred to the March Council Meeting pending consideration firstly by the Corporate Policy Group.

7. Audited AFS 2020

- (i) To receive the Audit Committee Report on the Annual Financial Statement 2020 and the Local Government Auditors Report 2020 on the Accounts of Monaghan County Council for year ended 31st December 2020.

Mr. J. Murray, Head of Finance referred to the Audited AFS, Audit Committee Report on the Annual Financial Statement 2020 and the Local Government Auditors Report 2020 on the Accounts of Monaghan County Council for year ended 31 December 2020, all of which had been circulated to the members.

On the proposal of Cllr D Maxwell, seconded by Cllr R. Aughey, it was agreed that this Council acknowledge the work of Ms Fern Ross and issue a letter of appreciation to Ms Ross for all her work on the Audit Committee since 2014.

8. Audit Committee

- (i) To receive the Audit Committee Annual Report for 2021 which includes Performance & Effectiveness.**

The members noted the Audit Committee Annual Report for 2021, which includes Performance and Effectiveness, which had been circulated with the agenda.

- (ii) To approve the Draft Audit Committee Charter for 2022**

The members noted the Draft Audit Committee Charter for 2022 which had been circulated with the agenda.

On the proposal of Cllr H McElvaney, seconded by Cllr S Gilliland, it was agreed that the Draft Audit Committee Charter for 2022, as presented, be adopted.

(iii) To approve the Draft Audit Committee Work Programme for 2022

The members noted the Draft Audit Committee Work Programme for 2022 which had been circulated with the agenda.

On the proposal of Cllr S Gilliland, seconded by Cllr H McElvaney, it was agreed that the Draft Audit Committee Work Programme for 2022 as presented, be adopted.

9. To consider recommendations and minutes from Corporate Policy Group held on 25th January

The members noted the minutes of the Corporate Policy Group meeting held on 25th January 2022 which had been circulated.

On the proposal of Cllr N Keelan, seconded by Cllr R Aughey, it was agreed that the minutes of the Corporate Policy Group meeting held on 25th January 2022 and the recommendations contained therein be approved.

10. To receive Management Report – January 2022

The members noted the Management Report for the month of January which had been circulated with the agenda.

The Deputy Chief Executive and Directors of Services responded to queries from the elected members.

11. To receive report from Members attending Conferences/Training events

The members noted the report from Cllr. Campbell in relation to his attendance at The Fair Deal Scheme conference in Co. Cork from 5th – 7th November 2021.

12. Business submitted by Chief Executive

The Deputy Chief Executive informed members that there were no matters for consideration under this item.

13. Matters arising out of the minutes of meetings held on 10th January 2022

Matters arising out of the minutes of the Council meeting held on 10 January 2022 were responded to by the relevant officials.

14. Update on N2 National Primary Road Schemes

The members noted the following correspondence which had been circulated with the agenda for the meeting:

- *Email from the office of Minister Ryan in relation to funding for N2*

Ms. P. Monahan, Director of Services informed the members that the update on this item had been provided in the Management Report.

15. To receive update on North South Interconnector project

The following correspondence was received in relation to the North South Interconnector:

- *Email from Senator Robbie Gallagher regarding North South Interconnector*
- *Email from Ms Pauline Tully, TD, regarding the North South Interconnector*

On the proposal of Cllr N. Keelan, seconded by Cllr P Treanor, it was agreed that this Council write again to the CEO of Eirgrid, Mr Mark Foley, requesting that he responds to the following questions:

- 1. Approximately what percentage of affected landowners in County Monaghan or in the other affected counties has Eirgrid established a good working relationship with and are content with the proposed pylon supported 400kv line to pass through their property?*
- 2. How is it proposed to construct the North South Interconnector and develop new accesses onto private lands where no consent exists and given how strong private property rights are in this country?*
- 3. How is it creditable that Eirgrid and its agents are pushing ahead with this project and entering onto lands before the Government commissioned review is concluded and the outcome known?*

On the proposal of Cllr N. Keelan, seconded by Cllr P Treanor, it was agreed that this Council write to all the Oireachtas members for this constituency requesting that they assist the members of Monaghan County Council in our efforts to get a speedy response to our questions and concerns.

16. To receive update on the Ulster Canal project

No further update on Ulster Canal project.

17. Questions

Cllr S. Conlon asked:

1. Further to issues I raised at the November and December meeting regarding outstanding development fees that went unpaid by the builder / developer on dwellings at Wylies Hill Ballybay, and now to be paid by homeowners seeking a 'Letter of Compliance' for conveyancing purposes when selling the property, I ask, for the purpose of fulfilling conveyance criteria, what number of dwellings at this location are in a state of arrears and are liable for payment to the Council and required to ensure a seamless sale transaction?
2. Of the 39 Unfinished Housing Developments declared in an April 2018 Council report, what number of dwellings at these locations across the County are liable to make

payment to the Council when seeking a 'Letter of Compliance' in the event of the sale of a house at a former UHD or 'ghost estate' where the Developer failed to pay development levies?

3. In the event of homeowners living in a former Unfinished Housing Development, and having an outstanding charge against their property due to the builder / developer failing to pay required development fees, I ask, for the purpose of negating the financial impact of index linked payments that continue to increase, are these homeowners going to be contacted by the Council to establish an arrangement for payment?
4. For homeowners who purchased a dwelling in what was to become an Unfinished Housing Development and completed the transaction prior to the builder / developer declaring insolvency and not paying the appropriate development fees to the Council, I ask for explanation on why these homeowners are now liable for a charge, created by a failed builder, that did not exist at the time of their purchase 'in good faith' of their home.
Reply to Questions 1-4: Where a solicitor writes to the Planning Authority as part of the conveyancing process, the Authority is obliged to give clear factual responses to the queries raised. The responses provided are relied upon by the purchaser to confirm compliance, safeguard their investment, and where appropriate raise finance.

Following the economic collapse in 2007/2008 there were 42 developments in the county which were left in an unfinished condition by the respective developers. The degree to which they were unfinished varied significantly, as did their compliance with the relevant planning conditions. Where possible, developers and financial institutions were pursued through the enforcement process in an attempt to ensure that these developments were completed, and contributions paid. Unfortunately, and for various reasons, this process was not always successful. In the intervening period, since the collapse, the Council, supported in some cases by the Department, intervened to resolve safety and infrastructural issues in many of these developments.

The Planning Authority is not in a position to confirm the number of individual dwellings within the identified unfinished housing developments which may not have had their contributions paid by the relevant developer. To determine this, a significant body of work, involving a substantial investment of staff resources would be required.

In respect of Wylies Hill, Ballybay, the Planning Authority can confirm that of the 116 dwellings constructed in the development, contributions have been paid in full for nine of these.

While the Authority is not pursuing the payment of any outstanding development contributions in these identified developments, it shall continue to fulfill its obligations in respect of responses to conveyancing queries.

5. That this Council seeks itemised data from Irish Water of the Waste Water Treatment Plants under its responsibility in County Monaghan in relation to the quality of discharge of final effluent, and to what extent it meets the established criteria for minimum standards as required for a Certificate of Authorisations (CoA) issued by the EPA over the past 3 years relating to each WWTP.

Reply: Approximately 6 hectares of short rotation coppicing willow has been planted in Clontibret and 7.5 hectares in Knockatallon. Since 2012, approximately 4.5 hectares has been harvested in Knockatallon.

No profits has been generated or cost. Land leases range from 10 to 20 years. Clontibret Wastewater Treatment Plant will be allocated funding under the Small Towns and Villages Growth programme. Under the programme, projects throughout the country have been allocated funding to date. Working in partnership with Local Authorities, this

investment in the local wastewater infrastructure will provide additional capacity for the development of new homes, and support the Government’s Housing for All initiative, while ensuring that wastewater continues to be treated to an appropriate standard. Further updates on the budget and timelines for delivery will be provided in due course.

Cllr C. Carthy asked:

6. How many homeless presentations were made to Monaghan County Council in 2021 (with a breakdown for each quarter and Municipal District area)?

Reply: In 2021 there were 97 presentations - 60 adults and 11 children. Some people presented on a number of separate occasions: -

The breakdown for each Municipal District area is

Monaghan area	26
Carrickmacross/Castleblayney area	18
Clones/Ballybay area	5
Other outside Monaghan County	<u>11</u>

Quarter 1 Jan to March	23
Quarter 2 April to June	20
Quarter 3 July to September	30
Quarter 4 Oct to Dec	24

The number of people who were assessed as homeless was 18

7. When is it expected that the Carrickmacross Group Home will be open and operational?

Reply: According to the latest update from the HSE:

The Care Provider “Resilience” has been appointed by the HSE and the lease agreement between Respond and the HSE was agreed in January 2022. Official handover of keys for the property from Respond to the HSE is imminent.

8. How many applications were made to Monaghan County Council under the ‘Repair & Lease’ scheme in 2021 (with a breakdown of MD Area, successful/unsuccessful, house type/size etc) and does this Council envisage and advertising campaign to be launched in 2022 to promote this scheme to owners of derelict , unused or vacant houses?

Reply: Monaghan County Council received a total of 6 applications for the Repair and Lease Scheme in 2021 and all 6 applications were deemed unsuitable. Please see table below for further detail on each application.

	Applications	Units	Type	Reason deemed Unsuitable
Castleblayney- Carrickmacross MD	1	1	1 or 2 bed	Structural Work
	1	2	2 No. 1 bed	Structural Works
	1	2	2 No. 2 bed	Structural Works
	3	5		
Ballybay - Clones MD	1	1	2 bed	Rural
	1	1	3 bed	Rural
	2	2		

Monaghan MD	1	4	4 No. 1 bed	Structural Works
	1	4		
Total	6	1		

The table below shows the that the national targets for Repair & Leasing are relatively low. Monaghan County Council does not intend to advertise the Repair & Leasing Scheme in 2022 because the numbers required under Repair & Leasing are low and Monaghan County Council prioritises ownership of housing and construction of new housing ahead of leasing. However, all applications to the scheme will be assessed and if suitable will proceed.

National Targets for Repair & Leasing Under Housing for All

Year	2022	2023	2024	2025	2026
Units	120	130	130	140	140

CLlr N. Keelan asked:

9. Given the alarming rise in domestic violence against women in particular, and indeed men across the country and here in county Monaghan what progress if any has been made in putting in place emergency accommodation within our county?

Reply: Monaghan County Council met with Siobhan McKenna, Manager, Tearmann Domestic Violence Services in Quarter 4 2021. Tearmann propose to develop crisis accommodation and ancillary support services in Monaghan. Monaghan County Council have committed to work with Tearmann to identify a suitable site in Monaghan. A site options appraisal will take place following the development of a concept accommodation need / design by Tearmann

10. Given the lack of housing units to rent or buy in county Monaghan including the huge increase in rents and the cost of purchasing a home that may be on offer, what options could be available for those individuals and families who do not qualify for social housing supports , including affordable housing / housing loans etc under (housing first) government policy?

Reply: One of the tasks outlined in the "Housing for All Plan" launched in September 2021 was to launch a newly expanded home loan scheme. The new Local Authority Home Loan Scheme became effective on 4th of January 2022 replacing the former Rebuilding Ireland Home Loan scheme.

There are a few changes to the scheme relevant to Monaghan (outlined below). Take up of this scheme should be encouraged as it remains a very competitive and attractive loan scheme with very low Fixed interest rates of 2.495% for 25 Years and 2.745% for 30 years (rates application at current date and subject to change). It should be noted that applicants (excluding Tenant Purchase) must provide proof of insufficient mortgage offers from two regulated financial providers.

- Clarification of joint/single applicants – i.e. married persons, persons in civil partnerships, or persons in committed and intimate relationships must apply together
- A 'Fresh Start' principle also applies to LAHL
 - people who are divorced, legally separated/separated or the relationship has ended and have no interest in, or any financial obligation for any borrowings in respect of the family home are now eligible to apply under this scheme.

- people who have undergone personal insolvency/bankruptcy proceedings, in which they had to give up their home, will also be eligible to apply for LAHL
- Clarification that 10% deposit applies to borrowers availing of the LAHL scheme to obtain a house under affordable purchase schemes, with the exception of houses sold under tenant purchase schemes;

Removes the limitation of 175 sq. metres on the size of a property that can be purchased or self-built.

Affordable Housing

County Monaghan is deemed an affordable place to live as the average cost in County Monaghan of a second-hand home is currently less than the cost of building a new home.

Monaghan County Council are awaiting the outcome of the Housing Need Demand Assessment (HNDA) that is currently being undertaken by consultants appointed by Planning Section, however, the Economic and Social Research Institute (ESRI) has predicted that there is no current housing affordability gap in County Monaghan and a Local Authority led affordable housing scheme is not feasible in County Monaghan at present.

Extract from 'First Home' Affordable Purchase Shared Equity Scheme

The 'First Home' Scheme will be available to first-time buyers seeking to purchase a newly built home in a private development anywhere in the country. This scheme, jointly supported by the State and participating retail banks, aims to bridge the gap for eligible purchasers between their deposit and mortgage, and the price of the new home within price ceilings established across the country.

Through the scheme, the support provided will take the form of a percentage equity stake (share of the ownership) in the home equal to the difference between the open market value of the property and the price paid by the purchaser. Work on the final design of the scheme is ongoing, including engagement with key stakeholders. Full scheme details, including terms and conditions, will be announced ahead of its commencement in early 2022.

11. With the covid restrictions thankfully coming to an end will the executive outline what will a return to work for all the council employees look like in the time ahead including a mix of working from home and in our civic offices?

Reply:

Phased Return to the Workplace

Monaghan County Council has commenced a phased return to the workplace in line with Government advice relating to the unwinding of Covid-19 restrictions.

Blended Working

The Tánaiste and Minister for Enterprise, Trade and Employment Leo Varadkar TD, published Ireland's first National Remote Work Strategy on the 15th January to make remote working a permanent option for life after the pandemic. The Strategy sets out plans to strengthen the rights and responsibilities of employers and employees, to provide the infrastructure to work remotely, and sets out clear guidance on how people can be empowered to work remotely from the office. A Blended Working Framework is being developed for the Sector. Blended working allows employees, where the role is appropriate, to choose whether they would like to work from home/hub, the office, or a mix of both, effectively a working environment that combines on and off-site working. The work being undertaken remains the same but the location where it is being undertaken is flexible. Blended working will not of itself change the nature of the role or the substantive duties to be carried out by the employee, however, it will require all employees to be more flexible in the undertaking of their duties both in the

remote and office-based environment. Monaghan County Council are in the process of planning for a blended working environment and will implement Government Policy on blended working following the completion of the legislative process and the completion of a blended working framework for the sector.

12. Given that the Clontibret to the border road scheme is now shelved for the foreseeable future, what is the current status of the Ardee to Castleblayney road scheme including a design and proposed land take which would give some certainty to local residents and the farming community in terms of future expansion of farm enterprises and also to those who wish to build a family home adjacent to the proposed route?

Reply: An allocation of €1,000,000 has been received from TII for the N2 Ardee to Castleblayney Road Scheme to continue to progress the Phase 3 Design & Environmental Evaluation process in 2022. Any outstanding surveys and studies are being completed, which will allow Jacobs to develop the alignment of the road, design sideroads, accesses and junctions, and to identify the required landtake for the road scheme. Initial designs for the route are expected to be available in Q3 2022, which will allow meaningful discussions with affected landowners to take place from this point. The format for these discussions will be considered over the coming months.

13. In relation to rural planning, has there being any update from the department in relation to the local needs policy (locals only) in light of the 2013 Flemish decree which deemed this policy to be illegal, could the planning office give some assurance or comfort to rural communities across our county that rural planning policy will remain as it is at present given the concerns that government may change policy to make it much more difficult to obtain planning permission in rural areas ?

Reply: The Planning Authority has received no update from the Department in respect of rural housing policy and there is currently no expectation that the related policies contained within the Monaghan County Development Plan 2019 – 2025 shall be amended. If in the event however that revised guidance or policy is issued by the Department, then a formal review could be required.

Cllr A. Campbell asked:

14. Under Monaghan County Council Housing Capital works carried out in 2021.
- (a) How many new houses were built in the County and where?
 - (b) How much was spent on the projects?
 - (c) What is the breakdown of Council owned houses and Approved Housing Bodies ownership? **Reply:**

Housing Capital Update on 2021 delivery

Due to the shutdown in construction activity in January 2021 as part of the national effort to halt the spread of COVID-19, several social housing sites in County Monaghan were not permitted to remain open as they were not nearing completion at that time. This has had a direct effect on the delivery of social housing in 2021, providing a shortened 9 months construction period for these sites.

The projected total for 2021 was 101 new social houses, unfortunately due to delays with Approved Housing Body projects the actual total provided was 76 new social houses.

The overall spend on the 76 new social houses in 2021 was over €14 million.

The breakdown of ownership of new social houses in 2021 was 25% (19 properties) Council owned houses and 75% (57 properties) Approved Housing Bodies houses.

In addition, 51 social houses owned by Monaghan County Council were re-let in

2021.

Please see Table below for number of units, location and delivery breakdown. The sizes of homes to be completed are as follows; 2-bedrooms 40%, 3-bedrooms 50% and 4-bedrooms 10%.

ReBuilding Ireland/Housing For All 2021					
MD	Project Name	MCC or AHB	No of Units	Delivery Date	Notes
Monaghan	Lui na Greine, Scotstown	MCC	6	Q4 2021	First 6 of 32
Ballybay - Clones	Liseggerton, Clones	AHB	19	Completed	
Ballybay - Clones	Folly Court, Ballybay	MCC	6	Completed	
Carrickmacross - Castleblayney	Acquisitions & Part Vs (County Wide)	MCC	1	Completed	
Carrickmacross - Castleblayney	Lough na Glack, Carrickmacross	AHB	24	Completed	
Carrickmacross - Castleblayney	Radharc an Bhri, Bree, Castleblayney	AHB	14	Completed	
Carrickmacross - Castleblayney	Nafarty, Ballybay Road, Carrickmacross	MCC	6	Completed	First 6 of 41
Carrickmacross - Castleblayney	Lakeview Apartments, Drummond Radhairc	AHB	12	2022	Originally Q4 2021, delayed until 2022.
Carrickmacross - Castleblayney	Drummond Close, Magheross, Carrickmacross	AHB	13	TBC	Originally Q4 2021, delayed and awaiting further information from Tuath. First 13 of 33.
PROJECTED TOTAL for 2021:			101		
ACTUAL TOTAL for 2021:			76		
Monaghan	Gortakeegan Halting Site, Monaghan	MCC	8	Completed	Not included in Rebuilding Ireland/Housing for All figures
County Wide	Voids/Casual Vacancies (Projected)	MCC	51	Completed	

Although not counted in the Rebuilding Ireland/Housing for All figures, the Final Phase redevelopment of Gortakeegan Halting Site was completed in December 2021. These works consist of the conversion of 12no units to provide 8no 1 & 2 bedroom dwellings. With the completion of the project there are now 14 dwellings available providing one and two bedrooms. Eight number 1-bedroom dwellings and six number 2-bedroom dwellings.

The combined total number of the social houses above that were made available for letting in 2021 was 135.

Monaghan County Council proactively manages all Housing construction projects to ensure that delays are avoided or minimized if unavoidable.

15. Under Monaghan County Council Housing Capital works planned for 2022.
- What is the projected number of new houses to be built in 2022 and where?
 - What budget is expected to be spent on these projects?
 - With a demand for one and two bedroom homes, what plans have Monaghan County Council to increase supply for these types of homes?

Reply:

Housing Capital Update on 2022 delivery

The projected total for 2022 is 130 new social houses with a budget of over €31 million.

The breakdown of ownership of new social houses in 2022 will be 65% (85)

Council owned properties and 35% (45) Approved Housing Body properties. The breakdown of sizes of new social houses in 2022 will be 55% (72 properties) 1 or 2 bedrooms, 35% (45 properties) 3 bedrooms and 10% (13 properties) 4 bedrooms houses. This is an increase of 15% in 1- or 2-bedroom sized houses in 2022, compared to 2021.

Housing For All 2022					
MD	Project Name	MCC or AHB	No of Units	Delivery Date	Notes
Monaghan	Lui na Greine, Scotstown	MCC	26	2022	Remaining 26 of 32. 6 delivered in 2021.
Monaghan	Kilnacloy, Monaghan	AHB	16	2022	
Ballybay - Clones	82 & 83 Fermanagh Street	MCC	3	2022	
Ballybay - Clones	2a & 3 Analore Street	MCC	2	2022	
Ballybay - Clones	Abbey Gatehouse Analore Street	MCC	4	2022	
Ballybay - Clones	13 Church Hill Clones	MCC	2	2022	
Ballybay - Clones	12 Church Street Ballybay	MCC	2	2022	
Ballybay - Clones	4 apartments at Birch Court Ballybay	AHB	4	2022	
Ballybay - Clones	An Bonnan Bui & Flower Shop Fermanagh Street	MCC	6	2022	
Ballybay - Clones	63 Fermanagh Street Clones	MCC	3	2022	
Ballybay - Clones	13 McCurtain St. Clones	MCC	1	2022	
Carrickmacross - Castleblayney	Acquisitions & Part Vs (County Wide)	MCC	1	2022	
Carrickmacross - Castleblayney	Radharc an Bhri, Bree, Castleblayney	AHB	13	2022	Remaining 13 of 38.
Carrickmacross - Castleblayney	Nafarty, Ballybay Road, Carrickmacross	MCC	35	2022	Remaining 35 of 41. 6 delivered in 2021.
Carrickmacross - Castleblayney	Lakeview Apartments, Drummond Radhairc	AHB	12	2022	Originally Q4 2021, delayed until 2022.
PROJECTED TOTAL for 2022:			130		
County Wide	Voids/Casual Vacancies (Projected)	MCC	50	Projected	Not included in Housing for All figures

16. With the announcement of funding under the Clar programme last year.
- What is the update on the works on these projects?
 - When is it envisaged to have these projects complete?

Reply:

Name of Project	Estimated Total Cost	CLAR Grant	Match funding	Current status	Expected completion date
Clones Town FC - Car park facilities & lighting	€53,933	€48,540	€5,393	Tenders returned (2 received), project costs have soared. MD looking at tenders to de-scope the project and bring it in closer to original costings	31 Aug 2022
Aughnamullen Community Centre - Car park facilities & lighting	€67,726	€50,000	€17,726	Tenders advertised, closing date 28 Jan 2022. Committee to complete assessment process	31 Aug 2022
Mullyash Day Care Centre - Car park facilities	€22,133	€19,920	€2,213	Preparing Quote/Tender docs	31 Aug 2022

St Enda's NS Scotshouse Clones Co Monaghan - Car park facilities	€33,575	€30,218	€3,357	Committee working with our Active travel team, CLÁR project to be completed alongside an Active Travel project in the same area.	31 Aug 2022
Drumhowan Community Centre - Outdoor Recreation Area and Sensory Garden	€55,613	€50,000	€5,613	Tenders returned for site works, contractor appointed and due to commence early February	31 Aug 2022
Mullan Tidy Towns and Community Development - MUGA	€60,189	€50,000	€10,190	Preparing to go to tender for works and equipment	31 Aug 2022
Ballybay Allotments and Community Garden	€39,540	€35,586	€3,954	Tender docs prepared, to be issued w/b 31 January 2021	31 Aug 2022
Newbliss Childcare Services - Sensory Garden	€49,360	€44,360	€5,000	Preliminary design prepared by ML Carroll, MCC. Design to be agreed by Committee	31 Aug 2022
Totals	€382,069	€328,623	€53,446		

Under the terms of the funding agreement, projects have until 31 August 2022 to complete their works and have all funding fully drawn down.

17. With the very successful housing regeneration works carried out by Monaghan County Council in Clones - Can the Housing section of Monaghan County Council investigate a similar plan for Muckno Street in Castleblayney where there is a number of derelict houses/shops etc.?

Reply: According to the latest report on vacancy and dereliction, published by the Northern and Western Regional Assembly, County Monaghan has one of the lowest residential vacancy rates in the region however at 6.9% it is higher than the 4.9% national average. The table below from the report shows that Castleblayney has one of the lower residential vacancy rates at 2%. According to the report the residential vacancy rate for Castleblayney was 53% lower in 2020 than it was in 2015. At present Monaghan County Council is focussed on addressing the high residential vacancy rates in Ballybay (9.3%) and Clones (5.9%) but is also making plans to tackle residential vacancy in other towns in County Monaghan which will include examination of derelict houses / shops in Muckno Street in due course.

Geographical Area	Vacant & Derelict Residential Stock (2015)	Vacant & Derelict Residential Stock (2020)	Absolute Change (2015-2020)	% Change (2015-2020)	Residential Vacancy and Dereliction Rate (2020)
Leitrim (Total)	3,272	2,741	-531	-16.2%	16.0%
Ballinamore	99	77	-22	-22.2%	13.4%
Carrick-On-Shannon	223	149	-74	-33.2%	7.6%
Dromahair	40	45	5	12.5%	9.6%
Drumshanbo	92	53	-39	-42.4%	9.8%
Kinlough	91	50	-41	-45.1%	8.5%
Manorhamilton	81	66	-15	-18.5%	7.7%
Mohill	80	50	-30	-37.5%	9.9%
Monaghan (Total)	2,416	1,562	-854	-35.3%	6.9%
Ballybay	71	60	-11	-15.5%	9.3%
Carrickmacross	156	115	-41	-26.3%	4.8%
Castleblayney	72	34	-38	-52.8%	2.0%
Clones	96	53	-43	-44.8%	5.9%
Monaghan Town	150	91	-59	-39.3%	2.7%
Sligo (Total)	3,771	3,280	-491	-13.0%	10.4%
Ballisodare	275	143	-132	-48.0%	16.0%
Ballymote	125	97	-28	-22.4%	10.7%
Collooney	34	18	-16	-47.1%	2.3%
Coolaney	37	31	-6	-16.2%	6.6%
Grange	16	14	-2	-12.5%	5.9%
Inniscrone	119	83	-36	-30.3%	7.8%
Sligo Town	362	222	-140	-38.7%	2.3%
Strandhill	34	16	-18	-52.9%	1.9%
Tubbercurry	157	87	-70	-44.6%	7.8%
Northern and Western Region (Total)	42,927	39,035	-3,892	-9.1%	10.1%
Ireland	104,954	98,916	-6,038	-5.8%	4.9%

Source: Northern and Western Regional Assembly calculations using GeoDirectory residential data

18. With the significant pressures on Lough Muckno water quality and the quality of the water being described as Bad Status and Eutrophic and with the project called “Muckno Road recovery project” being progressed by Environmental Services.

- (a) What plans are in place to accelerate this project giving the Bad status of the water quality?

Reply: Phase 1 of the project has commenced. Environmental staff are currently collating available water chemistry data, acquiring additional monitoring stations on the feeder streams and the consultant is soon to install data loggers in the catchment. Lake cores will take place in April. NUI Galway will be assisting the council in the coring work. Data collection, sample analysis and forecast modelling will run until April 2023. This phase of the project is scientific in nature and results will determine lake recovery time giving baseline conditions and reduction in nutrients. Phase 2 which will focus on Integrated Catchment Management which may possibly be accelerated if additional funding can be secured in collaboration with other agencies and focus groups.

- (b) What will the key elements of this project be?

Reply: Phase 1 will attempt to predict using modelling a recovery period for

Lough Muckno using sediment analysis and profiling. It will also determine the loadings from each feeder stream into the lake and help clarify reference conditions for the lake. This work will help us assess what the water quality in the lake was over a significant time period and from that we hope to be able to determine what improvement in lake quality is achievable in the future.

- (c) What plans are in place for consultation with all the stake holders for this Intergrated Catchment Management plan for Lough Muckno to improve the water quality of Lough Muckno?

Reply: The development of an Integrated Catchment Management (ICM) Plan is the second phase of this project and it is hoped to commence work on this upon conclusion of phase 1 of the project.

- (d) What mitigation factors are being put in place to stop the steady decline in water quality for Lough Muckno?

Reply: The ICM process will identify pressures in the catchment of the lake. Catchment modelling and loading rates from phase 1 will form part of the process. Mitigation will focus on individual pressures and be site specific as opposed to general measures.

16. Notices of Motion

Cllr S. Coyle proposed, Cllr Aughey seconded:

1. That Monaghan County Council demand from the Minister for Education, Norma Foley TD and the Government, a Hybrid Leaving Certificate Model of examination for 2022, a choice between predicted grades and exams, as the Leaving Certificate Class have endured two years of disrupted education, with a high level of student and teacher absenteeism since the commencement of the 2021-22 academic year due to the Covid-19 variants, above all, clarity must be given to students, teachers, parents and all involved immediately.

(Motion if adopted to be forwarded to the Minister for Education and all local Oireachtas Members).

Following a short debate on the motion, Cllr Coyle agreed to withdraw his motion.

Cllr N. Keelan proposed, Cllr B McKenna seconded:

2. That this Council notes with deep concern the very slow rollout of the national broadband scheme under (NBI) across the country including here in county Monaghan with targets dates been missed for its delivery to homes and businesses, given that high speed broadband is now a critical piece of infrastructure for all our citizens, that this Council writes to An Taoiseach Micheal Martin TD, Leo Varadkar TD, Minister for Enterprise Trade and Employment, Eamon Ryan TD, Minister for Environment Climate and Communications requesting that whatever extra resources are necessary be provided to accelerate the delivery of broadband. We also write to all the Oireachtas members for this constituency seeking their support and that we request a response from all concerned .

Following a short debate on the motion, the Cathaoirleach put the motion to the members and it was agreed.

19. Votes of Sympathy/Congratulations.

It was agreed a vote of sympathy would be extended to the following:

- *Kieran Gallagher, Assistant Engineer, Fire & Building Control and Angela Gallagher, Administrative Officer, Planning section on the passing of Kieran's mother, Mary Gallagher*
- *Darragh McAdam, Assistant Planner, Planning Section, on the passing of his mother, Margaret.*
- *John Rice, Technician, Housing Department of the passing of his mother Ann.*
- *Michael Treanor, Water & Sewerage Caretaker, Water Services on the passing of his father Patrick (Packie) Treanor, Corviller, Braddox, Monaghan*
- *Caroline Hunt, Clerical Officer, LEO on the passing of her father Peter Hunt, 20 Glenview Drive, Monaghan.*
- *The Carbin Family, Emyvale on the death of Cassie Carbin, wife of the former outdoor staff member in North Monaghan, John Carbin*

It was agreed a vote of congratulations would be extended to the following:

- *Leona Maguire, Cavan, on her historic achievement being the first Irish Woman to win on the LPGA Tour*
- *Caitriona Balfe, Tydavnet on her BAFTA nomination for Best Supporting Actress in the movie 'Belfast'*

20. Conferences

On the proposal of Cllr David Maxwell seconded by Cllr S Gilliland, it was agreed that the Council be represented at the following conferences/training events by the members listed.

Promoting Authority	Subject/Theme	Venue	Dates	Members Selected
AILG	Elected Member's Personal Safety and Risk Assessment	The Mullingar Park Hotel, Co Westmeath	17.02.22	Cllr C. Carthy Cllr S. Conlon Cllr B. McKenna Cllr. D. Maxwell
AILG	Elected Member's Personal Safety and Risk Assessment	The Clayton Silver Springs Hotel, Co Cork	19.02.22	Cllr. R. Truell Cllr. P. Connolly

The meeting then concluded.

Signed: _____

Cathaoirleach

Meetings Administrator

Date: _____