

Minutes of Meeting of Monaghan Municipal District held in the Council Chamber, M-Tek I Building, Knockaconny, Monaghan on Monday, 20th October 2025 at 11.15am

- Present:** Cllr Seamus Treanor, Cathaoirleach
Cllrs Raymond Aughey, Seán Conlon, Niamh McCooey, and Alan Johnston
- Online:** Cllr Bronagh McAree
- In attendance:** Ms. Patricia Monahan, Director of Services, Mr. Martin Taylor, A/Municipal District Co-Ordinator, Mr. Ruairi O'Neill, Executive Engineer and Ms. Liz Brannigan, Administrative Officer
- Apologies:** Cllr Pauric Clerkin

1. Confirmation of Minutes of MD Meeting held on 15th September 2025

On the proposal of Cllr N. McCooey, seconded by Cllr A. Johnston, it was agreed that the Minutes of the Monaghan Municipal District Meeting held on 15th September 2025 be confirmed.

2. Matters Arising

There were no matters raised under this item.

3. Dereliction Programme Update

Mr. Kevin McNally, Town Regeneration Officer, updated Members on the progress of addressing dereliction and vacancy in Monaghan Town and other locations in the Monaghan MD area.

Mr. Brian Annon, Executive Engineer, Town Regeneration Team, then took Members through the Presentation circulated with the meeting agenda, covering the following:

- Context - Town Centre First Policy
- Issues leading to property
- Dereliction & Vacancy
- Prescribed Urban Areas
- Schemes/Initiatives to deal with Vacancy and Dereliction
- Dereliction Policy Stages
- Progress to Date County wide
- Monaghan Municipal District progress to date

Regarding the Monaghan MD update, Mr. Annon confirmed the following:

- 165 Properties now identified
- Mix of Vacant/Derelict Commercial – Residential Properties
- 77 Properties received section 8(2) notices
- 31 Properties entered onto the Derelict Sites Register
- 7 Properties received a Section 15 notice
- 3 Property received a Section 16 Notice
- 5 Property received a Section 17 Notice

In response to Members queries regarding the 7% annual levy which is applied to dwellings entered on the Derelict Sites Register, Mr. K. McNally confirmed while this levy is currently paid to the local authority, from 2027 onwards the new Derelict Property Tax will be collected by the Revenue Commissioners.

Responding to queries raised by the Members as to whether someone purchasing a property would be liable for the levy if the property is on the Derelict Sites Register, Mr. K. McNally confirmed the new owner will be

liable for the levy, from the date they take ownership, however, he advised Members to encourage people to contact the Town Regeneration Team in such instances.

4. Report from Municipal District Co-Ordinator

Mr. M. Taylor took Members through the October report. The Members noted the report which had been circulated with the agenda.

Members expressed gratitude to the Senior Management Team, Monaghan Municipal District office and outdoor staff for their work during Storm Amy, and their quick response.

On the proposal of Cllr A. Johnston, seconded by Cllr R. Aughey, and agreed by all, to invite the individual responsible for the Flood Alleviation Plan to present at the next available meeting of Monaghan MD, to provide an overview on:

- *The Flood Alleviation Plan*
- *The recommendations therein*
- *The timeline for delivery*
- *What has been delivered under the plan so far*

On the proposal of Cllr B. McAree, seconded by Cllr S. Conlon, and agreed by all, that this Council write to the Office of Public Works to ensure that drainage works are carried out in Emyvale within the Blackwater area.

The issue of dangerous trees in the Monaghan MD was raised and the need to have an assessment carried out before any further storms was requested.

On the proposal of Cllr S. Conlon, seconded by Cllr N. McCooey, and agreed by all, that this Council write to the OPW seeking of what plans are being considered to dredge sections of the Blackwater River that flows through Monaghan Town and rural hinterlands and it's flooding levels that contribute to the severe disruption to town access in times of torrential rainfall and flooding.

Mr. M. Taylor advised Monaghan County Council contacted the OPW regarding localized flooding issues.

In relation to trees, Mr. M. Taylor advised these are the responsibility of landowners; when reports of dangerous trees are received, the MD office contact the landowner to address the issue; with the possibility of serving a notice on the landowner being pursued if no action is taken.

In further response to issues raised regarding flooding, Ms. P. Monahan, Director of Services, advised Members that a meeting is being scheduled to bring together all relevant stakeholders, in order to determine what measures need to be undertaken in the short term. This meeting will take place in late November; an update will be available at a future meeting of Monaghan MD.

Members expressed their gratitude to all involved in the Project Children Launch and acknowledged the positive impact of the large number of visitors to Monaghan Town for this occasion.

Members congratulated Sinead Murphy, Michael Carroll and the team for their work on the landscaping in Monaghan Town.

In response to Members' queries, Mr. M. Taylor advised:

- In relation to CCTV, An Garda Siochana do not have access to live feed. In order to download footage AGS issue a request through Monaghan County Council's Data Protection Officer. The launch of the Monaghan Town CCTV Scheme will take place in December.
- In response to road safety issues raised regarding Killyneill crossroads, R213, and speeding issues at Garron National School, Monaghan MD will write to An Garda Siochana with a view to establishing speed traps at these locations.

5. Correspondence

The following correspondence was circulated with the meeting agenda:

- Acknowledgement letter from Minister for Enterprise, Tourism and Employment re: Lakeland Dairies
- Response from An Garda Siochana re: scooters and ebikes

6. Questions & Motions

Clr Raymond Aughey will ask:

1. Could the MD look at if it is possible to obtain more parking behind the old museum building behind Market St / Park St?

Response: The Municipal District of Monaghan will investigate if additional car parking can be accommodated at this location.

2. Could we put in a pedestrian crossing from the old museum across the road. This will act to slow speeds down plus it will be an important crossing between the hospital and the end of Park Street?

Response: The Municipal District of Monaghan will carry out an assessment of this location to determine suitability for a pedestrian crossing.

3. Can we get an update on the progress off Jacobs finding solutions for the Island Rd down in Truagh and the Rd at Clontibret?

Response: Jacobs are currently undertaking a design review of the full length of the scheme based on feedback received from stakeholders at the landowner meetings in April 2025, the public information meetings in July 2025 and based on submissions and observations received by phone, email and in writing. The updated design will be published in full – updates for smaller sections of the design are not being made available in a piecemeal fashion. It is currently expected that the updated design will be available in November 2025 – exact details of how the updated design will be published and communicated with stakeholders are yet to be confirmed and will be made available in due course.

4. As I had a previous question about pedestrian crossing in Scotstown, Ballinode and Tydavnet can we have an update on its progress given the speeding problems in all our villages and town and how the Roads department are prioritising which village in the MD will get ramps first after all the speed counts and other measures which have proven to be ineffective.

Response: The Municipal District of Monaghan have carried out several traffic speed counts in various villages after the installation of traffic calming measures as per Stage 1 of the adopted Traffic Calming Policy. From these traffic surveys, distinct speeding issues have been identified in Mullan Village and Roslea Road, Scotstown. These two roads have been prioritised for Stage 2 Traffic Calming measures (as per adopted Traffic Calming Policy) and a submission has been made to the Department of Transport for funding through the Low Cost Safety Schemes to implement these measures.

5. As we are approaching winter and winter saving time can the Council get more safety vests and get information to the workers who are travelling our roads on bikes, scooters and walking especially on the Tyholland Road?

Response: Road Safety Officer has a supply of high vis vests in stock. A promotional campaign will be run to promote their use at the beginning of November. Thirteen local companies were contacted in August

offering them a visit by the RSA to discuss road safety with those employees who walk, cycle and scoot to school.

ClIr Sean Conlon will ask:

- 1) What progress is occurring in relation to individual serviced sites this Council are selling along the entrance road to the Latlorcan housing developments?

Response: To service all potential serviced sites along the entrance road to the “Latlorcan housing developments” a sewer extension is required. Due to the cost and risk associated with the sewer extension, alternative options are being considered for this location because although it appears that funding is now potentially available for serviced sites through the “Ready to Build Scheme” the reality is that funding is only recoupable after serviced sites have been successfully sold by Local Authorities. There is no upfront funding available to buy or service land for serviced sites under the “Ready to Build Scheme” which means that any acquisition and servicing of land is entirely at Monaghan County Council’s expense and risk until serviced sites are successfully sold. Given the poor uptake and slow progress with the six serviced sites already provided at Latlorcan (detailed below) it would not be considered prudent to proceed with further investment in serviced sites at Latlorcan at present.

The Vacant Property Refurbishment Grant is up to €50,000 for a vacant property and up to €70,000 for a derelict property appears to be much more attractive than serviced sites. Use of the Vacant Property Refurbishment Grant to bring existing vacant properties into use is a more financially viable and straightforward option than developing entirely new houses on serviced sites, this has been proven by the popularity of the Vacant In late 2019 Monaghan County Council advertised six Serviced Sites for sale at Latlorcan. All six were sale agreed by mid-2020. Unfortunately, due to Covid19 restrictions and lockdowns the financial circumstances of four of the purchasers changed and they did not proceed with the purchases, these four sites were advertised for sale again in 2023 and were sale agreed within approximately six months. Unfortunately, two of the sales fell through again and had to be readvertised. All six sites were eventually sale agreed again in June 2024 however the sale of one was only completed in May 2025 and the sale of final site has still not been completed due to various delays and conveyancing queries and may be re-advertised again if the transaction is not finalised soon. In addition, one of the purchasers could not complete the house that they intended to build so the site they purchased had to be resold. Three houses have been practically completed on the sites that were successfully sold and Planning Permission is in place for a house on the 4th site where the owner intends to commence construction in 2026. Although three houses have been practically completed they remain unoccupied which leads to the questions... is there a genuine need for serviced sites at this location? ...and are alternatives like the Vacant Property Refurbishment Grant (described below) reducing or eliminating the need for serviced sites?

Property Refurbishment Grant... to date 267 grants have been approved, the average grant is €61,697 and total value of grants approved to date is €16.5million.

- 2) Following the allocation of €67,785.00 under the Community Recognition Fund for the refurbishment of facilities at the Killygoan Playpark, when is it anticipated that works will commence?

Response: The Municipal District of Monaghan are in the process of compile tender documentation for the work to Killygoan Playpark. It is expected that the works to the Killygoan Playpark will commence in Q2 of 2026.

- 3) For the purpose of improving pedestrian safety, when is it anticipated that the long overdue tarmac overlay works will commence at the Diamond car park?

Response: The Municipal District of Monaghan have concluded the lease negotiations with the owner of the Diamond Car park. Due to Contractor availability and the time of year, it is expected that works to resurface the carpark will commence in early 2026. In the meantime, the Municipal District Outdoor Staff will repair any potholes until such time that the resurfacing is completed

- 4) What programme of works will be initiated at Belgium Park football grounds, and adjoining recreational area, following the recent allocation of approximately €259,000 provided through the Sports Capital Grant and Community Recognition Fund?

Response: Monaghan County Council has been allocated an overall budget of €159,219 to undertake upgrade works to Belgium Park.

Monaghan County Council provides 30% funding and Sports Capital Grant provides 70% funding.

The proposed works are as follows:

- **New 1.8m mesh fencing (along northern boundary)**
- **Drainage & resurfacing works to pitch**
- **New Dugouts**

Procurement is in progress and tender will be issued for works in November 2025.

Works are proposed to be completed by latest September 2026, subject to suitable weather conditions to undertake works.

Cllr Alan Johnston will ask:

1. What is the current status of flood relief plans for Monaghan town centre

- a. Are there any plans

Response: There is a flood alleviation plan

- b. If so, when were they last prepared

Response: This was completed by RPS in 2021

- c. How many recommendations have been implemented

Response: There were a number of recommendations to alleviate flooding in Monaghan Town

Phase 1 is the Glen Rd/Macartain rd. culvert upgrade which is due for completion in 2026.

Other measures include flood relief walls at certain locations throughout the town. The council are currently reviewing all measures to expediate their implementation.

2. What is the status of planning for the link road from Oriel Way through Mullaghmatt, Beechgrove and around to Bogue's roundabout

Response: A proposed road link running from Clones Road to Ballybay Road has been delineated on the Monaghan Town zoning map since 2007. A proposed road link running from Ballybay Road to the N2 roundabout at the south of the town has been delineated on the Monaghan Town zoning map since 2013.

- a. If planning has expired, what are the current plans and timelines to submit planning

Response: Part 8 planning consent was sought in 2011 for a portion of this road link from Oriel Way to Ballybay Road past Beechgrove but was subsequently withdrawn after being taken through public consultation process. No Part 8 proposal has been prepared or submitted for the portion of this road link from Ballybay Road to N2 roundabout. There are no Part 8 proposals for this entire road link at present.

- b. What stage is this link road development at in terms of road delivery (as defined by TII road project delivery criteria)

Response: This Link Road is a protected corridor within the Monaghan County Development Plan 2025-2031. This is not a TII project. Roads Section are preparing a Preliminary Appraisal Form to be submitted to the Department which would seek funding to appoint a consultant that would commence assessing options for Link Roads for the N54 approach to Monaghan Town

- c. With regards to the Clones Road can the MD provide the results of the recent speed survey undertaken

Response: Speed surveys were undertaken in July this year within the 60kph zone and the 50kph zone on the N54.

The average 2-way speed in the 60kph zone was recorded as 57.8kph, the average 2-way speed in the 50kph zone was recorded as 52.3kph.

3. Can the MD inform the members of what provisions are in place to ensure that taxis do not stop at the steps to Aldi which are approx. 50 yards from the traffic lights so that traffic blockages do not occur?

Response: On the open of the new Aldi store the Municipal District of Monaghan will monitor this location to see if the stopping of taxis near the traffic lights materialises as an issue. In the event that it does become an issue, consideration will be given to additional measures specific to the location. This Road is also a National Route so any additional measures (if needed) will need the approval of TII.

4. How much has Monaghan MD provided towards the Bioconnect facility - both monetary and non-monetary provisions

- a. Does the MD expect to have to allocate further funds towards this project
- b. Has the MD conditioned any advancements i.e. is there a repayment schedule, is there additional rates, are there profit shares, can we expect repayment

Response: Monaghan MD provided a grant of €370,000 to BioConnect CLG. There are currently no further requests for additional support to BioConnect CLG from Monaghan MD .

Monaghan County Council provided a grant of €200.000 to BioConnect CLG. Cashflow support of €850,000 was also advanced as bridge funding for the construction stage of the project. It is expected further cashflow support will be required as the project reaches completion over the coming months. A decision will be made by Monaghan County Council on the request when received. All cashflow support is repayable.

The BioConnect CLG construction project is 80% funded by Enterprise Ireland.

5. What is the status of the residential properties that were purchased with the Convent lands:

a. Are they vacant

Response: The houses are not vacant. It is anticipated that the houses will be vacated in mid-2026

b. Is there a refurbishment plan to bring them back into use

Response: Monaghan County Council has procured a design team including a Conservation Architect to carry out required surveys and prepare tender documents to procure a contractor in 2026 to conserve and renew some elements of the houses.

The houses are protected structures, all proposed work must be properly considered and specified by a Grade 1 Conservative Architect.

Cllr Niamh McCooey will ask:

1. Can Monaghan County Council provide an update on the Clontoe to Kilmore link road?

Response: Monaghan County Council are continuing to work on the detailed design for phase 1 of this Department of Transport funded pilot project. Options for quite road safety measures and surface finishes were issued to the working group in Q3 of 2025 for comment and consideration. The design will be subject to a Road Safety Audit in Q4 of 2025. MCC will seek funding to complete Phase 1 in 2026.

MCC roads department have reached out to landowners affected by the proposed link between the proposed quite road and Kilmore Hub. Letters were issued to affected landowners and negotiations are ongoing.

2. Can Monaghan County Council confirm how many LIS applicants are currently on the Monaghan MD waiting list, and how many of those will be completed in 2025?

Response: There were 8 lanes completed in the Monaghan MD in 2025.

There are no further lanes on the 2017/18 list. New applications are currently being assessed and a new list will be drawn up in Q1 of 2026

3. Can the Council provide details on current drainage maintenance schedules, particularly in areas affected by repeat surface flooding or blocked culverts?

Response: The Municipal District of Monaghan Outdoor staff carry out the maintenance of outlets and gullies from roads on an ongoing basis. Further preventative works such as jetting of pipework and de-silting of gullies is carried out in the autumn time each year.

Cllr Pauric Clerkin will ask:

1) What is the current update on the Ballinode – Scotstown Link/Slow Road and is there plans to link the slow route to Kilmore Hub/Scotstown GAA Training Grounds?

Response: Monaghan County Council are continuing to work on the detailed design for phase 1 of this Department of Transport funded pilot project. Options for quite road safety measures and surface finishes were issued to the working group in Q3 of 2025 for comment and consideration. The design will be subject to a Road Safety Audit in Q4 of 2025. MCC will seek funding to complete Phase 1 in 2026.

MCC roads department have reached out to landowners affected by the proposed link between the proposed quiet road and Kilmore Hub. Letters were issued to affected landowners and negotiations are ongoing.

What is the current update regarding repairs to the bridge between the townlands of Carnaquill and Knockatallon Village?

Response: The Municipal District of Monaghan have completed repair works to this bridge.

- 2) Could Monaghan MD provide any update regarding the footpath between Glaslough Village and St. Mary's National School and if Glaslough being selected as the first village of a Village Plan within this MD in accordance with objectives SHO 5 and VIO 4 of the Monaghan County Development Plan 2025-2031 will give the village an advantage when seeking funding to improve critical infrastructure, like footpaths and cycle paths.

Response: The Municipal District of Monaghan will assess the upgrade of the footpath between Glaslough and St. Mary's National School and consider it for possible funding streams in the future.

- 3) Could Monaghan MD provide a list off all Part V Social Housing within the District?

Response: The following properties are recorded as being acquired under Part V agreements:-

Estate	No of Properties
An T-Ullghort	3
Cluain Lorcaín	37
Coolshannagh Walk	16
Dr McKenna Terrace	1
Drumbear Wood	13
Glenmount Court	5
Knockroe Glen	11
Lime Grove	2
Sean Mhuileann	2
Station View	7
The Ferns	5
Village Square	2

Motions:

On the proposal of Cllr Raymond Aughey, seconded by Cllr Seán Conlon:

That the priority roads in this MD are the outer link roads and not the Mid-Town Link Road.; that Roads Dept be reminded that Monaghan MD are not in agreement with a Mid-Town Link Road.

Following a short discussion on the motion, the Cathaoirleach put it to the meeting, and it was agreed unanimously.

On the proposal of Cllr Seán Conlon, seconded by Cllr Niamh McCooey:

That this Council writes to the Commission for Regulation of Utilities, asking when will legislation be implemented that will mandate Electric Vehicle charging providers to display charging rates at point of purchase, similar to petrol stations.

Following a short discussion on the motion, the Cathaoirleach put it to the meeting, and it was agreed unanimously.

On the proposal of Cllr Alan Johnston, seconded by Cllr Raymond Aughey:

That this MD write to the Minister for Transport, Darragh O'Brien TD, and the Minister of State with responsibility for the Office of Public Works (OPW), Kevin "Boxer" Moran TD, to urgently request funding to address the ongoing and increasingly frequent flooding in Monaghan Town.

This flooding is rendering a key national road through the centre of our town impassable, threatening the economic, social, and logistical lifeblood of our county town.

Monaghan is a critical junction where three national roads meet, forming a vital corridor between the capital and the Northwest. Our economy is highly reliant on the transport of goods, 90% of our agri-food production is exported, beginning with road freight. When our roads are blocked, our economy stalls.

Beyond economic implications, this issue affects school transport, emergency access, and the day-to-day lives of our constituents.

Following a short discussion on the motion, the Cathaoirleach put it to the meeting, and it was agreed unanimously.

On the proposal of Cllr Niamh McCooey, seconded by Cllr Bronagh McAree:

That Monaghan County Council write to the Office of Public Works requesting that they assess and implement appropriate flood mitigation works, specifically in the area of Chapel Bridge and in the townland of Seveagh on the River Blackwater, in Tyholland.

Following a short discussion on the motion, the Cathaoirleach put it to the meeting, and it was agreed unanimously.

7. Votes of Sympathy/Congratulations

On the proposal of the Members, it was agreed to extend a vote of sympathy to Mr. Brian McCarron, former Monaghan County Council employee, on the sudden passing of his brother, Mal.

On the proposal of the Members, it was agreed to extend a vote of sympathy to Ms. Paula Cunninagh, Roads Department, on the passing of her mother, Mary.

On the proposal of the Members, it was agreed to extend a vote of sympathy to Cllr Richard Truell, on the passing of his father, John.

On the proposal of Cllr Bronagh McAree, seconded by Cllr Niamh McCooey, it was agreed to extend a vote of congratulations to Emyvale GAA on winning their Junior Championship.

8. AOB

MD staff to examine the yellow box at the corner of the DV8 premises. The length of the yellow box is having implications for learner drivers taking their test, resulting in them stopping in the yellow box to allow pedestrians to use the crossing point at Dawson Monument.

MD to refer issue of dust on the houses at Rooskey Vale to the Capital Projects Section.

The urgent need for a bus shelter in Emyvale was raised.

This concluded the business of the meeting.

Signed: _____
Cathaoirleach

Signed: _____
Municipal District Coordinator

Dated this _____ day of November 2025