The Municipal District of Ballybay-Clones

Minutes of proceedings of the monthly meeting of the Municipal District of Ballybay-Clones held on Monday June 15th @ 10.30am, Clones Municipal Office.

Members Present: Cathaoirleach Cllr Sinead Flynn presided; the following members were also present: Cllrs: Pat Treanor, Seamus Coyle and Richard Truell.

In Attendance: Nial O'Connor A/Director of Services, Matthew Lambe A/Municipal District Co-Ordinator, Craig Connolly Executive Engineer, Gillian Costello Staff Officer and Veronica Sherry Clerical Officer.

Cathaoirleach Cllr Seamus Coyle welcomed all to his first meeting as Cathaoirleach of Ballybay/Clones Municipal District for 2026, thanking his predecessor Cllr. Sinead Flynn and commending her on her performance in role of Cathaoirleach.

1. **Confirmation of Minutes**
Proposed by Cllr. Flynn seconded by Cllr. Truell & unanimously agreed.

2. Correspondence Sent
Correspondence sent was noted.

3. Correspondence Received
The following correspondence was circulated with the agenda for the meeting:

- Response from Energia, regarding Drumlin Wind Farm Wind Turbine structural damage.
- Gofundme, regarding Thady McCarthy's fundraising initiative.

Proposals arising out of correspondence:
On the proposal of Cllr. Truell and seconded by Cllr Coyle it was unanimously agreed that this Municipal District writes to Energia inviting their senior management to the attend the July Municipal District meeting to discuss concerns around the recent event in which a wind turbine blade shattered, addressing the future plans and safety concerns the community have regarding the wind farm.

On the proposal of Cllr. Coyle and seconded by Cllr. Flynn it was unanimously agreed that this Municipal District writes to the Gofundme representative to discuss the fund-raising initiatives by Thady McCarthy.

4. Report by Municipal District Co-ordinator
Matthew Lambe Municipal District Co-Ordinator presented his report to the Elected Members.

Town & Village Scheme 2023
Public Realm - Market House Ballybay
Funding of €250k has been received for Public Realm enhancement works and the undergrounding of overhead power cables area and streetscape of the Market House. Construction works are substantially completed, and the undergrounding of overhead power lines will commence shortly by the utility provider.

Clones Youth Centre
Funding of €250k has been received for the refurbishment of Clones Youth Centre this project will commence this week.

Outdoor Recreation Schemes 2022

Dromore Blueway –
Planning Permission for this project has been granted. Detailed designs are being prepared, and works will commence in Q3 of 2026.

Outdoor Recreation Scheme 2023 Project Development Measure (PDM)
Drum Lough Circular Walkway
Funding of €50,000 has been received recently from the Department of Rural and Community Development under the Project Development Measure (PDM) of the Outdoor Recreation Infrastructure Scheme (ORIS) 2023 for a proposed Circular walkway at Drum Lough. A detailed design of the preferred route is now under way and on completion to Planning.

Outdoor Recreation Scheme 2023
Measure 2
Gortnawhinny Lido
Funding of €119,560.00 has been granted for the Gortnawhinny Lido. Works are substantially completed.

ORIS 2024/2025: Measure 1 & Project Development Measure Successful Projects
The Cashlan Lough Trail Predevelopment Project is currently at the tender evaluation stage. The deadline for submissions on eTenders was May 29th, 2026. Tenders were received and are now being reviewed by Greenan's Cross Restoration Committee.

It is hoped that the contract will be awarded and initial stakeholder meetings will be held by the end of this month. It is expected that at least two of the three service stages defined in the Project Brief will be completed by the end of 2026.

PEACEPLUS
PEACEPLUS Theme 4.2 Healthy & Inclusive Communities
The MD submitted a funding application with partners from Cavan County Council, Fermanagh Omagh District Council under Peace + for the Ulster Canal Workers Cottages. This application has been successful. There will be an investment by SEUPB of €8.4 million towards the RESTART project under measure 4.2 of the PEACE PLUS programme, Rural Regeneration and Social Inclusion.

The project, aptly named RESTART, an acronym for Rural Economic & Social Transformation and Resilience Transition Together, will see significant strategic investment in the towns of Newtownbutler, Clones and Belturbet. The project has been designed collaboratively to enable these rural communities to thrive and reach their full economic, social and environmental potential.
The proposed works at the at the Canal Stores site to include the redevelopment of the former Canal workers cottage to extend the meals on wheels service, and provision of additional multipurpose meeting and community space that can also be used to provide services for the Marina adjacent to the site.

The detailed design team has been appointed.

Peace Plus (Areas for Young People and young people with disability)
A Teen hang out area at Ballybay Park with access to Wifi facilities, a place to play music, hang out in a dry environment and have access to charging facilities. The structure has been installed, and a drinking water fountain and been installed. Additional funding has been received and a consultation with young people took place for additional facilities for the vicinity of the teen hang out.

Rural Regeneration & Development fund Scheme Fifth Call 2023
Clones Regeneration Hubs (Heritage and Enterprises) Plan.
This MD has received €5.137m under the Fifth Call for Category 1 for the Rural Regeneration and Development Fund (RRDF) for Clones Regeneration Hubs (Heritage and Enterprise). This application

includes the proposed Business Hub on Fermanagh St and the Lennard Arms (Monastic Centre) MacCurtain Street/Analore Street/The Diamond, Crossmoyle.

Fermanagh Street Business Hub – Project Update
Works on the Fermanagh Street Business Hub are progressing as planned. Temporary works propping structure is completed at the lower gable on Fermanagh Street, and underpinning of the existing foundations is ongoing.

The project is on schedule for completion in Q3 2027.

Lennard Arms
A detailed construction design team and a detailed design space exhibition team have been appointed. Meetings are ongoing and the project we be ready to go to tender later this year.

Ballybay Market House –
The detailed designs are completed, and all relevant designs and documents were forwarded to the department for approval prior to proceeding to tender stage. An application for funding will be made via the Category 1 RRDF Sixth Call funding.

Community Recognition Fund 2024 Window 3
A civil engineering contractor has been appointed, and works will be completed in Q3 for the provision of a 3x3 basketball court in Ballybay Town Park.

The detailed design for the replacement of pedestrian bridge in the town park is completed and has proceeded to tender.

Clar 2023 Developing Community Facilities and Amenities
Peace link Sensory Garden
Works are completed.

Community Centre Investment Fund – Rockcorry Community Centre
The Detailed Design Stage is complete and approval to proceed to tender stage has been approved by the Department. This tender is now live and the closing date for the receipt of tenders has been extended by 2 weeks until the 3rd of July.

Greenways
Ulster Canal - Clones to Smithboro Greenway: -
Flood modelling has confirmed that 4.1km of the preferred route is at risk of flooding. Alternative construction techniques to provide a flood resilient Greenway, with accompanying cost estimates, have been developed by Monaghan County Council in conjunction with our consultants and presented to TII for review. TII have responded that the current National Design Standards for Greenways are currently being updated, with flood risk management included within the review process. When the Design Standards have been reviewed and updated, they will be used to assess the proposed solutions for the Clones to Smithboro greenway project.

Ulster Canal – Smithboro to Monaghan Greenway: -
TII have provided comments on the draft Environmental Report. These comments have been forwarded to our consultants to address and update the report. On completion, the Environmental Report together with the other Deliverables will be formally submitted to TII, requesting approval to publish Part 8 application.

2024 Community Recognition Fund
An application totalling €200,000 was successful for the Upgrade & Refurbishment of Ballybay Multi-use Community Building. A contractor has been appointed, and works have commenced.

Making spaces for Teenagers Clones Teen Haven: Where Stories Unfold
A contractor has been appointed, and works are ongoing. An application for Part VIII planning permission for Phase 2 of the project is currently being prepared.

Active Travel Scheme

Project Code:	Project Name	Comments
MN/21/0020	Low-Cost Junction Tightening - Newbliss (where R189 meets R183).	ATU design consultant has revised layout and Road safety audit completed. Updated designs were presented to MD at May meeting. Section 38 published and closes 30th June.
MN/25/0001	Bus Stop Enhancement Programme.	Sockets installed for TFI poles. NTA contacted to erect poles at locations attached. Tender Documenta published to appoint a consultant for BSEP works in Monaghan.
MN/25/0002	Ballybay Town Park Active travel link	MD have cleared overgrowth and undertook Topographical survey. An Appointed design consultant commenced an Option selection report, and this report will be available within the next month.
MN/25/0004	SRTS- Killeevan Ns	Section 38 was agreed with Elected members to proceed to construction. Tendering process has been completed, and a Contractor has been appointed. Works are planned to be completed during the school holidays. Scheme required Speed limit review on the Clones Newbliss road.
N/A	Bike Repair Stands	Bike repairs stand to be installed in Clones and Ballybay, awaiting delivery.

Teehill Depot Clones
This proposed project has been tendered for the appointment of a construction contractor.

Car Parking Ballybay
A detailed design consultant has been appointed to prepare designs for a Part VIII Planning application at the rear of 3 Main St Ballybay for the provision of car parking. Site clearance in preparation and topographical site surveys has been completed. The car park design will be completed in conjunction with design for the Housing Project on No3.Main St. Preliminary designs for the car park have been completed.

Bank of Ireland Clones DigiHub Project – Update Report
This project is a joint initiative between **Monaghan County Council** and **Enterprising Monaghan**. Monaghan County Council will lead on the provision of the building and delivery of the renovation works, while Enterprising Monaghan will be responsible for the delivery of training programmes and services from the new DigiHub.

The Council has issued tenders for the appointment of a **Design Team**, with submissions due to close on **18th May 2026**. Following this, the Council will commence the assessment of tenders with a view to appointing consultants in the coming weeks. Once appointed, the Design Team will develop a detailed design, and a **Part VIII planning application** will be submitted for the redevelopment of the ground floor of the Bank of Ireland building in Clones.

This initiative forms part of the wider **EBR DigiHub Project**, which is funded by the **Special EU Programmes Body (SEUPB)** under the **PEACE PLUS Programme**.

Project Components
The project comprises two key elements:
1) Creation of a Mini DigiHub

- Fit-out and refurbishment of the Bank of Ireland building in Clones
- Provision of modern digital infrastructure and facilities

2) Programme Delivery and Services

A range of supports and services will be delivered, including:

- Data literacy workshops and analytics masterclasses
- Digital transformation consultancy for SMEs
- Networking events to encourage local and cross-border collaboration

Access to data processing capabilities and cloud computing resources

Budget

The total allocated budget for the Clones project is **€770,354.30**, which covers:

- Capital works and building fit-out
- Digital infrastructure and equipment
- Programme delivery and staffing costs

Additional Project Update

- **Meath County Council** has withdrawn from the wider project.
- The **EBR Project Lead** is currently engaging with **SEUPB** to agree the **redistribution of funding** to the remaining partner projects.

Confirmation has been received that the retributed funding will be spent on the projects.

Rural Regeneration Development Fund (RRDF) - Category 2 Projects

St. Tiarnach's Quarter Regeneration Project

Monaghan County Council applied under RRDF Category 2 funding for Clones Community & Public Realm, St Tiarnach Qtr. Regeneration Project and received confirmation of funding of €664,668. The Council are currently preparing a tender for a Design Team to lead out on the project and once approved by DRCDG will proceed to tender

The Scope of the project will include.

- Preparation of a comprehensive Regeneration Strategy and action plan for the regeneration area
- Detailed design of a new multi-purpose Community Hub to the rear of the existing Gerry Arthur Stand at St. Tiarnach's Park
- Design of public realm improvements linking St. Tiarnach's Park, the town centre and the PEACE Link.

CLÁR 2026

The closing date CLÁR 2026 Programme was Monday 25th May 2026. Funding will be provided across three measures:

Measure 1

Development of community facilities and amenities including sports facilities, youth clubs, teenage spaces, playgrounds, sensory gardens, walking tracks and much more. There are new items eligible for support this year under Measure 1, including support for traffic safety measures with a particular link to community facilities or events, and for initiatives aimed at reducing light pollution in rural communities.

Measure 2

Support for vehicles for community transport used to transport cancer patients or persons with reduced mobility, for community first responders and for meals on wheels organisations.

Measure 3

Tailored funding for our offshore island communities under the specific 'Our Living Islands' measure.

There were 33 applications received and 23 were received from groups within the Ballybay Clones MD.

Ballybay Old Health Centre
Part 8 Planning has been advertised, anticipated commencement in late 2026. The proposed renovation and remodelling of the Old Health Centre in Ballybay received funding approval on 11 May 2026 under the Department's new Single Approval Process, this is a significant milestone, and this is the first project nationally to get approval under the new Single Approval Process.

Smithborough Village Community & Spatial Plan
The appointment of a consultant for the Smithborough Village Community & Spatial strategy is completed.

A Public consultation meeting for the Village plan has been confirmed for the Smithborough (community hall) on Tuesday 30 June at 7.00 p.m.

Architectural Commission Design Brief for Planning on Land Parcels to the rear of the Diamond, Clones heading towards O'Duffy Street.
Monaghan County Council have engaged Cooney Architects and hope to progress the development of the Clones Town back lands which is 9500m2 (0.95 hectares) of land to the rear of the diamond in Clones town centre which is left underutilized and derelict with large unkept vegetation for the most part.

Monaghan County Council need to establish the general location of infrastructure that could be accessed if the Clones back lands were redesigned with an improved access road onto O'Duffy Street, car parking facilities, potential for housing units and/or amenity/recreation facilities to enhance this town centre location.

The key deliverable from this is a High-Level Plan is illustrating the potential development outline for the Land and should include number and location of residential units that are viable.

This Plan will take the form of Drawings & a written summary which will used for wider discussion within Monaghan County Council and will be included in any Department Application for funding.

Actions Arising from MD Report
Elected Members welcomed this report and the progression of projects. Following discussion; in response to Elected Members queries staff advised.

- The old medical clinic in Ballybay is gone for Part 8, for development of apartments by the Housing Department.
- There are 23 Clár applications submitted, which will be accessed in line with the programme criteria, and the department will provide a list of those successful.
- Siobhan Collins Community Support Worker is aware of the request for a sensory garden in Ballybay Town Park and will be examining the site.
- An update on the N54 to Roslea Road and the extension of the Monaghan N54 will be available for the July meeting.
- Water Ways Ireland will be invited to the July Municipal Meeting to discuss the next phase of the Ulster Canal, on progress/construction programme.

5. Report by Municipal District Engineer.
Craig Connolly, Executive Engineer, presented his report to the Elected Members.

2026 Roads Improvement Programme
The Ballybay – Clones Roads Improvement programme for 2026 commenced earlier than expected, to date, there have been 3 No. roads completed. An updated works programme has been requested from the contractor and will follow in due course.

2026 Restoration Maintenance Programme
The Ballybay – Clones Surface Dressing Programme is currently ongoing. Approximately 60% of the roads have been completed with the remainder of roads to be completed when weather permits.

National Roads
The N54 in Smithborough Village has been approved for Emergency Pavement Scheme funding. It is planned to repair 170 linear meters of pavement through the village, removing the majority of the defective pavement.

Low-Cost Safety Initiatives
R188 at Abbotts, Cootehill Road – VRS design and tender documents are currently being prepared. Tender to be issued in Q2 2026

R183 Traffic Calming Measures in Doohamlet Village – Topographical survey and traffic calming designs have been completed. A Section 38 Notice is due to be advertised on the 26th of June.
L2232 Pedestrian Crossing in Drum Village – Design and location of pedestrian crossing, along with a Road Safety Audit have been completed. Tender Documents are currently being advertised through procurement section. It is expected to have works completed by end of Q3 2026.

Drainage Notices
The following is an update on the drainage notices issued since the beginning of January.

- 40 Nr. Notices issued
- 20 Nr. Notice closed out
- 2 Nr. 2nd Notices issued
- 2 Nr. Landowners have engaged and indicated that they will carry out works
- 15 Nr. Notices are to be follow up by end of May
- 1 Nr. Refer to Roads

Patching
There is 1 crew carrying out patch repairs on local roads. Velocity Patching services are currently assigned to Surface Dressing Roads.

Climate Adaptation
Wall damaged at Killeevan on the R183, these works are now complete.
Drainage network at Crossmoyle, Teehill – Works to be carried out by outdoor staff in Q3 2026 when weather permits

Bridge Repair Works
The status of the minor bridge repairs are listed below:

1. Carnroa – Completed
2. Largy – Completed
3. Mullaghgreenan – Completed
4. Annamacneil – Contractor to be appointed End June, works completed by Q4 2026
5. Lackagh – Contractor to be appointed End June, works completed by Q4 2026
6. Aghnacue – Design Consultant appointed end June, works complete 2027
7. Clare Oghill – Design Consultant appointed end June, works complete 2027
8. Corgreagh – Design Consultant appointed end June, works complete 2027

Strategic Improvement Grant
Funding has been approved for the following strategic improvement projects

1. Drumillard to Crossduff R181 Realignment (Phase 2) - €100,000
   The current funding provided is to facilitate detail design through 2026 and progress the realignment scheme to a point where CPO can commence
2. Strategic Roads Project N54 to Roslea Road - €50,000

A funding allocation of €50,000 from the Department of Transport was received to commence a feasibility and options report for the proposed link road. A Project Brief and Tender Documentation are currently being prepared, and it has been indicated that procurement will commence in Q3 of 2026

Actions Arising from Engineers Report

The Elected Members welcomed this report. Following discussion; in response to Elected Members queries staff advised.

- Delay set is used in the velocity patcher
- N54 road works are scheduled for July/August, we will revert as to whether it will be night works.
- The budget will be examined to determine if there is capacity to patch on the Roslea Road out of Clones.
- Strategic Improvement Grants are not open yet; an application will be submitted for the Threemilehouse to Newbliss road.
- Mullanagore will be inspected regarding overgrown hedges.
- The Shared Island application for works on the Connons Road was unsuccessful, however a more applicable funding stream under Shared Island is due to open in September/October and this will be examined.

6. Matters arising from previous minutes.

NA

7. Questions

Cllr. Truell will ask:

1. I wish to raise a road safety concern regarding the driver feedback sign on the Cootehill Road to Newbliss Village.
   The sign is currently positioned too close to a sharp bend, which means many drivers do not have sufficient time to see their speed and react before reaching the corner.
   I am requesting that the sign be relocated further back on the approach to the village, before the bend, so that drivers can clearly see their speed and slow down if necessary before entering the corner.
   Moving the sign would improve its effectiveness as a traffic-calming measure and help enhance road safety for motorists, pedestrians, and residents.
   I would appreciate if the sign could be fixed as it's currently not working.
   Answer:
   Engineering staff will review the location and determine of conditions are appropriate for its location

2. I ask the Ballybay/Clones Municipal District about their future plans for the recently acquired council-owned yard located opposite the Newbliss Enterprise & Digital Hub.
   I would be grateful if you could clarify:
   -What are the Councils current or proposed plans for this site?
   -Are there any plans for redevelopment, community use, parking, housing, commercial use, or public realm improvements?
   -What is the council's intention regarding the derelict building associated with the yard?
   -Has any assessment been carried out on the condition and safety of the building, given its proximity to occupied dwellings?
   -Has any funding been sought or allocated for the redevelopment, refurbishment, or demolition of the building?
   -What is the anticipated timeline for any future works on the site?
   Answer:
   The MD have recently acquired the site and are at present examining the derelict building with a view to making the property safe. Assessments will be completed on adjoining properties. Discussions have taken place internally regarding the future use of the property in

its entirety and applications for funding will be sought going forward when uses can be identified.

3. Can the Ballybay/Clones Municipal District arrange for the footpaths throughout Newbliss Village to be swept and cleared of weeds.
   There is currently significant weed growth along many sections of the pavements, which detracts from the appearance of the village and can make footpaths less accessible for pedestrians.
   I would appreciate it if the area could be inspected and included in the council's maintenance programme for sweeping and weed removal.
   Answer:
   Outdoor staff will carry out weed spraying in the area when resources become available

4. I wish to enquire about the former Garda Station property in Newbliss, which has been acquired by Monaghan County Council.
   I would be grateful if you could provide an update on:
   The current status of the project.
   -The proposed future use of the building.
   -Whether design work and funding arrangements have been completed.
   -Whether planning approvals are required and, if so, their current status.
   -The anticipated timeline for commencement of construction works.
   -The expected completion date for the redevelopment.
   Answer:
   A formal submission under the new Single Approval Process called a Notification to Conduct Feasibility has been submitted to the Department of Housing. The Council is currently awaiting feedback and the allocation of a project number, which is required to advance to the next stage.

   The property is being advanced as a housing project, with proposals to refurbish and redevelop the existing building to provide residential accommodation, supporting the reuse of vacant property and increasing local housing supply.

   Initial design work has been completed for the proposed redevelopment, and a clear scheme for the refurbishment and conversion of the building has been established.

   Supporting documentation have been prepared and are ready for submission to the Department upon receipt of a project number.

   As part of the feasibility process consultation with Planning is required to ascertain whether or not a Part 8 planning submission will be necessary for the redevelopment.

   The works are due to commence in 2027 and expected to be completed in 2027/2028 subject to outcome of feasibility and subject to Department funding.

5. I ask do Ballybay/Clones Municipal District have a start date of the low cost junction tightening at junction of the R189 Threemilehouse Road and R183 Ballybay Road, Newbliss Village.
   Answer:
   The proposed works will take place in Q4 of this year.

Cllr. Pat Treanor will ask:
Clár Funding

1. Where is the Bus Shelter to be placed in Scotshouse? When will it be in place?
   Answer:

At present Monaghan County Council are seeking to award a design contract to a consultant for the Bus Stop Enhancement Programme (BSEP).
Once appointed the Consultant will carry out design on several Bus Stop's across Monaghan including Scotshouse village to determine what works are required on the bus stop.
The consultant will be appointed in Q3 2026.

2. Will the Council investigate traffic calming measures at Cavanreagh, Scotshouse, in the vicinity of the school, to alleviate danger to children and residents?
Answer
Engineering staff will conduct a traffic survey in the vicinity of the school and determine if traffic calming is required

3. Has an application been made for funding to provide extra car parking spaces for residents at O'Neill Park, Clones, to ease the congestion at night and weekends, which has blocked emergency services reaching residents in need?
Answer
An application for funding has been submitted under the CLAR Programme

4. Is there any update or response from the HSE in relation to the Community Centre at Clonkeencole, Clones?
Answer
Preliminary discussions have taken place with Monaghan County Council and HSE regarding this building and an update will be provided when information is available.

Cllr. Sinead Flynn will ask

1. Can the Executive confirm how many fixed penalty notices (dog fouling fines) were issued within the Ballybay–Clones Municipal District during 2025 and to date in 2026?
Answer:
The Executive confirms that no fixed penalty notices (dog fouling fines) have been issued within the Ballybay–Clones Municipal District during 2025 or to date in 2026. The most recent recorded fine in this regard was issued in 2024.

2. Can the Council also provide a breakdown of the number of complaints received in relation to dog fouling during the same period, together with details of any enforcement actions undertaken?
Answer:
The Executive advises that no dog fouling complaints have been recorded within the Clones area of the Ballybay–Clones Municipal District for the period 2025 to date in 2026. As no complaints were received, no enforcement actions were required or undertaken during this period.

3. Can the Municipal District provide an update on the request to install push-button pedestrian crossing lights in Smithboro village? Motorists have regularly raised concerns that the current crossing is difficult to see until they are almost upon it, creating a potential danger for both pedestrians and drivers. Has this request been considered, and can measures be taken to improve safety at this location?
Answer:
The roads section are in discussion with the Regional Road Safety section of TII, they are aware of the concerns raised by the elected members of Monaghan County Council. We have proposing to carry out the following measures at the pedestrian crossing in Smithborough, to strengthen the need for a raised table:

- A video survey will be undertaken at the crossing to establish the existing movements of both pedestrians, vulnerable road users and the traffic along the N54. With this information

we can present both pedestrian and traffic movements at the crossing, along with speed detection. Both of which would strengthen the Feasibility and Options report and the case for the raised table at the current location.

- Also a Vehicle Actuated Sign is currently in position on the eastern side of the village, it is proposed to relocate it closer to the pedestrian crossing (Clones side), there are locations identified and the sign will be moved for a number of weeks to monitor all movements at the crossing.

- The office is in discussions with the Regional Road Safety section of TII, there is a F and O report to be drafted once the video survey is completed so the results and information from the survey can be included into the report.

8. CE Orders
Noted

9. Votes of Congratulations/Sympathy.
The Elected Members extend their congratulations to;

Éire Óg – Under 14 Boys Team on winning the Division 4 Shield in their match versus Rockcorry. Congratulations were also passed to all the coaching staff, management, players, and parents

10. AOB.

Meeting concluded.

Signed _____
Cathaoirleach

Signed _____
Meetings Administrator
Date, July 20th 2026