The Municipal District of Ballybay-Clones

Minutes of proceedings of the monthly meeting of the Municipal District of Ballybay-Clones held on Monday September 21st @ 3pm, Tyrone Guthrie Centre, Newbliss, Monaghan.

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

In Attendance: Nial O'Connor A/Director of Services, Matthew Lambe A/Municipal District Co-Ordinator, and Gillian Costello Senior Staff Officer.

Leas-Cathaoirleach, Cllr Richard Truell, welcomed those in attendance to the July meeting.

Cllr Truell paid tribute to Cathaoirleach, Cllr Seamus Coyle, remembering him as a valued colleague, friend, and dedicated public representative who served the people of the Ballybay/Clones Municipal District with commitment and distinction. He acknowledged Cllr Coyle's unwavering dedication to his community, his leadership as Cathaoirleach, and the significant contribution he made to the work of the Municipal District throughout his years of public service. Cllr Truell expressed appreciation for the lasting impact of Cllr Coyle's service to the Municipal District and the people it represents, noting that his contribution would be long remembered. Sympathy was extended to his family, friends, and colleagues.

Fellow Councillors, Cllr Treanor, Cllr Flynn and Cllr Gilliland joined Leas-Cathaoirleach Cllr Richard Truell in expressing their sympathy on the passing of their colleague, Cllr Seamus Coyle.
The Members remembered Cllr Coyle as a highly respected and professional colleague, a dedicated public representative, and a valued friend. They reflected on his unwavering commitment to his local community, his passion for public service, and his strong association with and love of the GAA. Members acknowledged the significant contribution he made throughout his years of service to the Ballybay/Clones Municipal District and to the people he represented. They noted that he always worked diligently on behalf of his community and that his dedication, knowledge, and presence would be greatly missed.

The Members expressed their deepest sympathies to Cllr Coyle's family, friends, colleagues, and all those who knew him.

As a mark of respect, a minute's silence was observed.

1. **Confirmation of Minutes**
Proposed by Cllr. Treanor seconded by Cllr. Gilliland & 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.
- Response from Minister O'Sullivan TD, regarding hedge cutting.

Proposals arising out of correspondence:

Cllr. Treanor welcomed the correspondence from Energia and referred to the previous invitation extended to Members to visit the wind farm following the completion of repair works. Members unanimously agreed that the invitation should be accepted and that arrangements be made to follow up with Energia regarding the proposed site visit.

Cllr. Flynn welcomed Minister O'Sullivan's response regarding hedge cutting and would encourage farmers and landowners to cut back hedges at junctions and road signs. With everyone playing their part road safety can be improved.

4. Section 183, sale of property at 35 O'Neill Park, Clones, Town Regeneration.
Brian Annon, Executive Engineer, Town Regeneration, presented a Section 183 proposal for the disposal of No. 35 O'Neill Park, Clones, under the Town Regeneration Programme. It was noted that the purchaser would be required to redevelop the property within 24 months of the date of contract completion.

Proposed Cllr. Treanor, seconded Cllr. Truell and unanimously agreed.

5. Confirm the name of Ard Na Mullaí – Height of the Summits, for development ref. no. 24/60307, development at Mulladuff, Smithborough, Co. Monaghan for 22 number dwelling units – Planning.

Proposed Cllr. Flynn, seconded Cllr. Gilliland and unanimously agreed.

6. 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 is proceeding and is scheduled to be completed in Q4 of this year.

Outdoor Recreation Schemes 2022
Dromore Blueway –
This project has now reached the construction tender stage, with the closing date for the receipt of tenders set for 25 September. Subject to the completion of the procurement process, it is anticipated that construction works will commence in Q4 2026 and be substantially completed by Q3 2027.

Outdoor Recreation Scheme 2023 Project Development Measure (PDM)
Drum Lough Circular Walkway
Funding of €50,000 was secured from the Department of Rural and Community Development under the Project Development Measure (PDM) of the Outdoor Recreation Infrastructure Scheme (ORIS) 2023 for the proposed Drum Lough Circular Walkway project.

The detailed design of the preferred route is now nearing completion, with site surveys substantially progressed. An application for planning permission is scheduled to be submitted next month.

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

Ballybay Wetlands Public Path Enhancement Project.
Funding of €198,833 has been secured for the Ballybay Wetlands Public Path Enhancement Project. The works are now substantially complete, delivering significant improvements to accessibility and the visitor experience within the wetlands area.

Following the completion of the main enhancement works, a funding balance remains available. Plans are currently being progressed to develop the existing orchard area as an additional recreational amenity, further complementing the Ballybay Blueway and enhancing the overall attractiveness of the site for residents and visitors alike.

As part of these proposed works, the existing entrance gate will be relocated closer to the car park to improve access and site management.

In addition, Monaghan County Council is progressing a leasing agreement with Enterprising Monaghan in respect of the site, which will support the ongoing development and management of the area as a valuable community and recreational asset.

ORIS 2024/2025: Measure 1 & Project Development Measure Successful Projects
A Letter of Acceptance was issued to the preferred tenderer last month. A project initiation meeting involving preferred tenderer, the Greenan Cross Committee, and the Rural Recreation Officer (RRO) has been scheduled for Friday, 25 September.

PEACEPLUS
PEACEPLUS Theme 4.2 Healthy & Inclusive Communities
The Municipal District, in partnership with Cavan County Council and Fermanagh and Omagh District Council, submitted a successful funding application under the PEACEPLUS Programme for the redevelopment of the Ulster Canal Workers Cottage site.

As part of this initiative, the RESTART (Rural Economic & Social Transformation and Resilience Transition Together) project has secured €8.4 million in funding from the Special EU Programmes Body (SEUPB) under PEACEPLUS Measure 4.2 - Rural Regeneration and Social Inclusion. The project represents a significant cross-border investment in the towns of Clones, Newtownbutler, and Belturbet, supporting economic development, social inclusion, and community resilience.

At the Canal Stores site in Clones, the proposed works include:
- Redevelopment and extension of the former Canal Workers Cottage.
- Expansion of the existing Meals on Wheels service.
- Provision of additional multi-purpose community and meeting spaces.
- Creation of facilities capable of supporting community services and activities associated with the adjacent marina.

The appointed detailed design team is currently progressing the project design and associated technical requirements. Subject to the completion of the design process and statutory approvals, it is intended that the project will proceed to construction tender in November 2026

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
Temporary works and propping structures are in place to both gables along Fermanagh Street. Underpinning works to the existing foundations of the adjoining buildings have now been completed. Foundation works are nearing completion, and construction of the substructure blockwork has commenced. Coordination drawings and layouts for above-ground subcontractor elements, including the precast concrete slabs and steel frame structure, have been agreed, subject to final site measurements, to facilitate the efficient progression of above-ground works.
The project remains on programme and is scheduled for completion in Q4 2027.

Lennard Arms
A detailed Construction Design Team and a Detailed Design and Exhibition Team have been appointed for the project. Site surveys have now been completed, and the detailed design phase is approaching completion. Regular project meetings are ongoing, and the scheme is progressing well. Subject to the completion of the remaining design and procurement requirements, the project is expected to be ready to proceed to tender later this year. Discussions have taken place with the Department regarding the project, and engagement is continuing as the detailed design phase progresses.

Ballybay Market House –
The detailed designs have now been completed, and all relevant design drawings and supporting documentation have been submitted to the Department for approval in advance of progressing the project to tender stage. In addition, an application for funding under the Category 1 Rural Regeneration and Development Fund (RRDF) Sixth Call was submitted in July of this year. The Council awaits the outcome of this funding application and departmental approval before advancing the project to the next stage.

Community Recognition Fund 2024 Window 3
A civil engineering contractor has been appointed; works are ongoing and 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.

Community Centre Investment Fund – Rockcorry Community Centre
The project is at tender assessment stage.

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: -
Monaghan County Council is currently making amendments to the Draft Phase 3 Deliverables (Design & Environmental Evaluation). Completion of the Phase 3 Deliverables is anticipated by November, after which Part 8 Planning Consent process will commence, followed by CPO.

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 and will be completed in Q4 of this year.

Making spaces for Teenagers Clones Teen Haven: Where Stories Unfold
A contractor has been appointed, and works are ongoing and phase 1 will be substantially completed in Q3 of this year.

Additional Funding has been obtained for the site via LAWPRO for the provision of Urban Nature based Solutions for the site with the aim: -

- Manage and attenuate surface water through nature-based drainage features (e.g. rain gardens/bioretention), helping to reduce runoff and improve water quality.
- Enhance biodiversity through native planting and pollinator-friendly habitats.
- Contribute to climate resilience and provide a demonstrator project for nature-based urban design.

Phase 1 of this project will be completed in Q4 of this year.
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	An application has been made via Active Travel for funding to develop an access route from the town centre to the Castleblayney Rd. A meeting took place earlier this month with the reps from the executive, the AT unit and National Transport Authority on site and the NTA have approved proceeding to detailed design and Part VIII planning permission.
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
A letter of intent has been issued to the preferred bidder.

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.

Clones DigiHub Project – (former Bank of Ireland)
The Bank of Ireland Clones DigiHub Project is a collaborative initiative between Monaghan County Council (MCC) and Enterprising Monaghan.

Monaghan County Council is leading the provision of the building, and the delivery of the renovation works, while Enterprising Monaghan will be responsible for delivering training programmes and support services from the new DigiHub.

The total budget allocated to the Clones DigiHub project is €770,354.30, which includes:

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

The Design Team were appointed on the 7th of September following the completion of the procurement process and is currently progressing Stage II(a) – Outline Design. The design team is undertaking the preliminary design development work required to establish the project scope, layout and technical requirements in advance of progressing to the planning application stage.

In parallel, Monaghan County Council, in partnership with Enterprising Monaghan continue to progress the procurement of IT equipment and digital infrastructure for the facility. Both organisations are also preparing for the delivery of training programmes and support services with engagement ongoing with local community groups and stakeholders to facilitate the rollout of activities in advance of the formal opening of the DigiHub.

St. Tiarnach's Quarter Regeneration Project
Monaghan County Council successfully secured €664,668 in funding under Category 2 of the Rural Regeneration and Development Fund (RRDF) for the Clones Community and Public Realm – St. Tiarnach's Quarter Regeneration Project.

The procurement process for the appointment of the Design Team has now reached an advanced stage. A Notification of Award letter has been issued to the Most Economically Advantageous Tender (MEAT) bidder, and the project is currently within the mandatory standstill period. This standstill period is due to conclude on the 29th of September 2026, following which the Design Team appointment will be formally confirmed subject to no challenges being received.

The project scope includes:

- Preparation of a comprehensive Regeneration Strategy and Action Plan for the regeneration area.

- Detailed design of a new multi-purpose Community Hub to be developed to the rear of the existing Gerry Arthur Stand at St. Tiarnach's Park.
- Design of public realm improvements to strengthen the links between St. Tiarnach's Park, Clones town centre, and the PEACE Link.
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Following completion of the standstill period and formal appointment of the Design Team, work will commence on Stage II(a) – Outline Design, including site analysis, stakeholder engagement, and the development of initial design concepts. This phase will establish the key design parameters and inform the progression of the project through the subsequent design stages.

The project represents an important step in supporting the long-term regeneration of the area, enhancing community facilities, improving connectivity, and creating opportunities for sustainable social and economic development within Clones.

Old Medical Centre Lower Main St
Part VIII planning for 1No. 1 bed apartment and 1No. 3-bedroom apartment, has been submitted for planning for approval. Should this application be successful the project will proceed to tender stage and construction in Q1 of next year.

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.

Memorandum of Understanding Annaghmakerrig Lake Walk
Memorandum of Understanding has been developed between the Tyrone Guthrie Centre, Monaghan County Council and Coillte in relation to the management and development of the Annaghmakerrig Lake Walk.

The MOU brings together three key stakeholders:
- Tyrone Guthrie Centre
- Monaghan County Council
- Coillte

This creates a collaborative framework combining land ownership, forestry expertise, and local authority support, increasing the likelihood of successful long-term management and development. The document establishes a common objective to:
- Develop and manage the Annaghmakerrig Lake Walk.

- Enhance recreational opportunities.
- Increase public enjoyment of the natural environment.
- Deliver social and economic benefits to the wider area.

The Council has committed to:
- Seeking capital funding opportunities.
- Supporting agreed projects and works.
- Assisting with the development of recreation infrastructure.

This significantly improves the prospects for future investment in the Lake Walk.
The intention to prepare a Masterplan is particularly positive as it will:
- Identify future opportunities.
- Guide investment decisions.
- Ensure developments are coordinated.
- Help secure external funding.

The MOU supports Improved Recreation and Tourism Potential:
- Enhanced walking trails.
- Improved signage.
- Potential new visitor facilities.
- Greater public access and enjoyment.

These developments could increase visitor numbers and strengthen the area's tourism offering.

Town & Village Renewal Scheme 2026
The Town & Village Renewal Scheme (TVRS) 2026 has now opened, providing significant opportunities for rural regeneration and community infrastructure projects across County Monaghan.

Main Scheme
Monaghan County Council may submit:
- 1 project with funding of up to €500,000.
- 3 additional projects with funding of up to €300,000 each.
- Grant aid of up to 95% is available, with a minimum local contribution of 5% required.

The 2026 Main Scheme aims to support the revitalisation and resilience of rural towns and villages in line with the Town Centre First policy. Priority will be given to projects that:
- Drive town centre regeneration.
- Support town and village plaza development.
- Develop green spaces and recreational amenities within town and village centres.
- Incorporate climate action measures.
- Enhance streetscapes and the public realm.
- Provide infrastructure to facilitate markets, including farmers' markets, artisan markets and community trading spaces.
- Upgrade or refurbish community centres.
- Bring vacant or derelict buildings back into use as multi-purpose community facilities.

Project Development Measure (PDM)
The Project Development Measure is intended to assist local authorities in developing a pipeline of well-prepared projects that can progress quickly to construction stage when future funding opportunities arise.

Under the PDM:

- Up to 2 applications may be submitted.
- Funding of up to €50,000 per project is available.
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Eligible costs may include project development activities such as feasibility studies, surveys, design work, planning applications and other preparatory works required to bring projects to a shovel-ready stage. Closing date for submissions to the Department is Friday 22 January 2027.

ORIS 2026/2027
The following projects will be submitted to the Department for consideration under the Outdoor Recreation Infrastructure Scheme (ORIS) 2026/2027:

Measure 1
- Ballybay Town Park Toilet Upgrade

Measure 2
- Dartrey Forest Connectivity Project
- Ballybay Wetlands Nature Playpark

Project Development Measure
- Annaghmakerrig Lake Walk Development Project

These projects aim to enhance outdoor recreation infrastructure across the Ballybay-Clones Municipal District by improving visitor facilities, strengthening recreational connectivity, and supporting the development of new amenity opportunities. Funding approval from the Department will be sought as part of the ORIS 2026/2027 application process.

The Ulster Canal
An Ulster Canal Activation Meeting took place on 8 September at the Ulster Canal Stores, Clones. The purpose of the meeting was to discuss the reopening of the Ulster Canal and to explore opportunities for partnership and collaboration in supporting the future development of the region. The meeting brought together key stakeholders, including Monaghan County Council**,** Cavan County Council**,** Fermanagh and Omagh District Council**,** Waterways Ireland, and Fáilte Ireland.

Discussions focused on maximising the social, recreational, tourism and economic benefits arising from the restoration of the canal, as well as identifying opportunities for joint initiatives and coordinated investment. Stakeholders reaffirmed their commitment to working collaboratively to ensure that the reopening of the Ulster Canal acts as a catalyst for tourism growth, outdoor recreation, community development and economic regeneration throughout the wider border region.

The meeting provided an important platform for strengthening partnerships and ensuring a coordinated approach to future activation, promotion and development opportunities associated with this significant regional asset.

Town Regeneration Programme Update - Ballybay/Clones Municipal District
Derelict Sites Activity update: -
- 113 properties have received Section 8(2) Notices.
- 54 properties have been entered onto the Derelict Sites Register.
- 15 properties have received Section 15 Notices (Notice of Intention to Acquire a Derelict Site Compulsorily under the Derelict Sites Act 1990, as amended).
- 1 property has received a Section 16 Notice (Notice requesting the consent of An Bord Pleanála to the compulsory acquisition of a derelict site under the Derelict Sites Act 1990, as amended).

- 11 properties have received Section 17 Notices (Vesting Orders made under Section 17 of the Derelict Sites Act).
- 2 properties are being acquired by agreement.

Properties Acquired through the CPO Process

1. Main Street, Newbliss (H18 WR81)
   Housing Section to renovate and develop the site. Agreed compensation has been paid to the owner.
2. Newtownbutler Road, Clones (H23 YE20)
   Acquisition completed.
3. 85 Main Street, Ballybay (A75 RK07)
   Acquisition completed.
4. The Diamond, Clones (H23 DY72)
   Acquisition completed.
5. Lower Main Street, Newbliss (H18 TE80)
   Acquisition completed.
6. Yard, Lower Main Street, Newbliss (H18 KH59)
   Site is now in the ownership of Ballybay/Clones Municipal District.
7. Fortview School, Newtownbutler Road, Clones (H23 VP93)
   Sale agreed.
8. Widows Row, Rockcorry, Co. Monaghan
   To be developed by Monaghan County Council Housing Section.
9. 35 O'Neill Park, Clones
   Sale agreed.
10. 13 Legar Crescent, Clones
    Sale agreed.
11. Abbey Street, Clones
    Sale agreed.

Properties Purchased by Agreement

1. **Former Garda Station, Newbliss (H18 FH21)**
   Property acquired for future development by Monaghan County Council Housing Section.

2. **Former Garda Station, Smithborough**
   Contracts are currently being prepared with a view to completing the acquisition.

Significant progress continues to be made under the Town Regeneration Programme across the District. To date, 54 properties have been placed on the Derelict Sites Register, with 11 properties progressing through the compulsory acquisition process and a further two properties being acquired by agreement. Several acquisitions have now been completed, while others are at sale agreed stage, facilitating the redevelopment and regeneration of key sites throughout Ballybay, Clones, Newbliss, Rockcorry and Smithborough.

<u>Actions Arising from Engineers Report</u>

The Elected Members welcomed the report and noted the progress being made across the various projects. In response to queries raised by Members, staff advised that community engagement will form an important part of the planning process for the future use of the former Smithborough Garda Station, following its transfer into the ownership of Monaghan County Council.

Members were informed that the proposed relocation of the entrance gates at the Ballybay Wetlands is intended to facilitate access to the slipway. It was noted that a working group has been established and that consultation has already taken place in relation to the project.
An update was provided on works to the bridge within Ballybay Town Park, which are expected to be completed in advance of the flood season. Staff advised that proposals to upgrade the park toilet facilities are currently at application stage under the Outdoor Recreation Infrastructure Scheme (ORIS).

Staff advised that the Community Space currently under development will be available for use by all community groups. An Expression of Interest process will be issued in due course to facilitate the allocation and use of the facility.

Following discussion, Members requested an update on the proposed CCTV schemes for both Ballybay and Clones to be presented at the October meeting.

7. Report by Municipal District Engineer.
Matthew Lambe Municipal District Co-Ordinator presented this report to the Elected Members.

2026 Roads Improvement Programme
The Ballybay – Clones Roads Improvement programme for 2026 is ongoing, there is currently 2 No. roads remaining from the programme and it has been indicated that they would be completed by mid-October.
2026 Restoration Maintenance Programme
The Ballybay – Clones Surface Dressing Programme has been completed successfully without incident and on budget.

National Roads
Resurfacing works on N54 in Smithborough Village has been scheduled for works between the 18th of October to the 2nd of November. Works will be undertaken during night-time hours only (7pm to 6am) with diversions in place.
Low-Cost Safety Initiatives

R188 at Abbotts, Cootehill Road has been tendered and submissions have been received. This ic currently going through the tender assessment stage with a contractor being appointed by mid-October. Works are due to be completed by mid-November.

R183 Traffic Calming Measures in Doohamlet Village, school warning signs have been installed. Remaining traffic calming measures such as speed cushions, gateway signs and road markings are due to be completed by mid-October.

L2232 Pedestrian Crossing in Drum Village, works have commenced and are due for completion by end of October.
Patching

There are 3 crews currently carrying out patch repairs on local and regional roads. Velocity Patching services have been tendered for the area and are currently going through award stage. A permanent patching contract has been awarded and the contractor has completed a number of repairs on local and regional 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 Q4 2026.

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

- Carnroa – Completed
- Largy – Completed
- Mullaghgreenan – Completed
- Annamacneil – Contractor to be appointed End June, works completed by Q4 2026
- Lackagh – Contractor to be appointed End June, works completed by Q4 2026
- Aghnacue – Design Consultant appointed end June, works complete 2027
- Clare Oghill – Design Consultant appointed end June, works complete 2027
- Corgreagh – Design Consultant appointed end June, works complete 2027

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

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

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. Project Brief and Tender Documentation are currently being prepared, and it has been indicated that procurement will commence in Q4 of 2026

Anti-Dumping Initiative
The Ballybay-Clones Municipal District was successful in the funding application for 2 ADI Projects; the 2 projects are as follows:

Baird's Shore works to secure Baird's Shore site from unauthorised access has been completed.

O'Neill Park, Clones, works to clean up pedestrian access to O'Neill Park and overgrown vegetation has commenced and is due to be completed by end of September.

Storm Chandra Funding
There were several issues occurred resulting from Storm Chandra. The funding application was successful with 10 specific problem locations to be addressed. To date, 5 locations have received a portion of the funding where works have been completed with another one area, where works are currently ongoing. There remaining locations will be completed subject to funding availability.

Actions Arising from Engineers Report
The Elected Members welcomed this report. Following discussion; staff informed Elected Members the safety barrier and lighting at Erica's Fairy Forest has been procured and contractors should be onsite next month.

8. Matters arising from previous minutes.
NA

9. Questions
Cllr. Truell will ask:

Q1: I am asking the Ballybay/Clones Municipal District for an urgent update on the proposed safety works at the L2130 junction at Legnakelly, Clones.
This is a very dangerous junction, and we cannot wait for a serious accident before action is taken.
Can the Municipal District confirm what works are proposed, whether funding is available and when these works will commence. I am calling for this location to be treated as a priority.
Answer:
Legal agreements are being finalised; however, works will be carried out by the end of the year. It is proposed to set back the hedge along the front of the residential property to improve the sightline.

Q2: Can the Ballybay/Clones Municipal District provide an update on the proposed housing development in Newbliss and confirm when it will be submitted for planning permission.
There is a clear need for additional housing in Newbliss, and I am calling for this development to be progressed as soon as possible.
Answer:
Planning permission for three social housing units on Newbliss Main Street was approved at the Monaghan County Council meeting held on 8 June 2026.

The Housing Section is currently preparing the tender documentation for the development and anticipates publishing the tender on eTenders by the end of September 2026.

Subject to the procurement process, construction is expected to commence in late Q4 2026, with completion of the units anticipated in Q4 2027.

Q3: Can the Ballybay/Clones Municipal District examine the possibility of taking in charge the small section of road on Castle Lane Newbliss Village, which leads onto the private lane.
The section is currently in poor condition and requires repair, but the Council cannot carry out the necessary works as it is not in its ownership.
Can the Municipal District investigate the ownership/status of this section and advise if there is a process to have it taken in charge so the necessary repairs can be carried out?
Answer:
The Castle Lane, Newbliss, not currently under the ownership or maintenance responsibility of Monaghan County Council and, consequently, the Municipal District cannot undertake repair works at this location.

The Municipal District will investigate the ownership and legal status of the section in question to determine whether it may be eligible for consideration under the Taking in Charge process.
Any proposal to take a road in charge would need to satisfy the statutory requirements of the Roads Act and the Council's Taking in Charge policy. This would include:

- **Confirmation of ownership and the transfer of the roadway and associated lands to the Council.**
- **Evidence that the road serves a public function and has been available for public use.**
- **Adequate carriageway width, alignment and construction standards.**
- **Suitable pavement construction in good structural condition and free from significant defects.**
- **Appropriate drainage infrastructure, including surface water collection and disposal systems.**
- **Provision of any necessary road markings, signage, public lighting, footpaths and traffic management measures where applicable.**
- **Evidence that all ancillary infrastructure is operating satisfactorily and does not present an ongoing maintenance liability.**
- **Compliance with current planning, road safety and engineering standards.**

Once the ownership and status of the roadway have been established, the Municipal District can advise whether the road meets, or could be brought up to, the required standards and whether there is a viable pathway for it to be considered for taking in charge by Monaghan County Council.

Q4: Can the Ballybay/Clones Municipal District provide an urgent update on the remedial works required to address the dampness affecting the adjoining house from the derelict building recently acquired by the Council in Lower Main Street Newbliss.
As the Council now owns the property, can a clear timeframe be provided for the necessary remedial works to be carried out.

Answer:
Monaghan County Council has engaged contractors to inspect the property and provide costings for the remedial works required to address the dampness issues affecting the adjoining dwelling.

Following receipt of these costings, the Council will assess the scope of works required and make the necessary arrangements to progress the repairs. As the property is now in Council ownership, the matter is being treated as a priority, and every effort will be made to advance the works as quickly as possible.

It is anticipated that a clearer timeframe for the completion of the remedial works will be available once contractor assessments have been received and evaluated.

Q5: I request that the Ballybay/Clones Municipal District inspect the footpath on the R193 in Rockcorry Village, leading to the LP02600 and identify the repairs required.
Answer:
Engineering staff will inspect the footpath, and any defective issues will be repaired

10. CE Orders
Noted

11. Votes of Congratulations/Sympathy.
The Elected Members extended their sincere condolences to Nial Kelly and family on the sad passing of his wife, Jennifer Kelly, a valued member of staff of Monaghan County Council. The Members expressed their sympathy to her family, friends and colleagues at this difficult time.

The Elected Members extended congratulations to Molly Coffey O'Connor, on her success of breaking the U23 National Record at the Senior National Olympic Weightlifting Championships.

The Elected Members extended their congratulations to Patsy Mannering on his recent retirement from Water Services, expressing their thanks for his many years of service.

The Elected Members extended their congratulations to Gary Clavert on his achievement in securing an All-Ireland medal at the National Rifle and Gun Club (NRGC) All-Ireland Clay Target Shooting Competition. Members also congratulated Luke Gilliland, who represented Ireland as part of the Irish Junior Team at the Ulster Clay Target Shooting Competition, where the team successfully achieved second place.

The Members acknowledged that both competitors are active members of the local Gun Club and extended their congratulations to the Club and its members on these notable sporting achievements and the positive recognition they bring to the area.

12. Sign the Tyrone Guthrie Centre Memorandum of Understanding, Ballybay/Clones Municipal District.

13. AOB.

Meeting concluded.

Signed _____
Cathaoirleach

Signed _____
Meetings Administrator
Date, October 19th, 2026