



## ***Miontuairiscí / Meeting Minutes***

### ***Kells Municipal District***

### ***Ordinary Meeting***

***4.00pm, 13<sup>th</sup> July 2020, County Hall, Navan***

An Cathaoirleach, **Councillor Paul McCabe**, presided.

**Councillors Present:** Mike Bray, Eugene Cassidy, Seán Drew, Michael Gallagher, David Gilroy and Sarah Reilly.

**Officials in Attendance:**

**A/Director of Service:** Larry Whelan

**Meetings Administrator:** Claire King

**Executive Engineer:** Aaron Smith

**Staff Officer:** Triona Keating

**Clerical Officer:** Edita Zolotuchina

#### **1 Confirmation of Minutes**

##### **1.1 Confirmation of minutes of Annual Meeting held on 15<sup>th</sup> June 2020.**

The minutes of the Annual Meeting held on the 15<sup>th</sup> June 2020 were confirmed on the proposal of **Councillor Eugene Cassidy** and seconded by **Councillor Michael Gallagher**.

##### **1.2 Confirmation of minutes of Ordinary Meeting held on 15<sup>th</sup> June 2020.**

The minutes of the Ordinary Meeting held on the 15<sup>th</sup> June 2020 were confirmed on the proposal of **Councillor Eugene Cassidy** and seconded by **Councillor Mike Bray**.

#### **2 Matters arising from the Minutes**

There were no matters arising from the minutes.

#### **3 Expressions of Sympathy and Congratulations**



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Sympathy was extended to:

- The family of the late Tom Marry, Ughtyneill, Moynalty.

Congratulations were extended to:

- Derek Lynch, Ballinlough for organising the Better Life for Livie fundraiser.

### **4 Disposal of Land pursuant to the provisions of Section 183 of the Local Government Act, 2001**

- 4.1 This was agreed on the proposal of **Councillor Eugene Cassidy** and seconded by **Councillor Sarah Reilly**.

Councillor Paul McCabe referred to an emergency motion he wished to submit and it was unanimously agreed to deal with this later in the meeting.

### **5 Statutory Business**

#### **5.1 Corporate Services**

- 5.1.1 To adopt the revised Standing Orders for the meetings of Kells Municipal District – Sections 1 & 2 regarding meeting dates.

These were adopted on the proposal of **Councillor Eugene Cassidy** and seconded by **Councillor Michael Gallagher**.

- 5.1.2 To note Municipal District Allocations submitted by Councillors on behalf of Kells Municipal District.

The list of allocations, circulated in advance, was noted.

#### **5.2 Housing**

- 5.2.1 To receive a presentation on the Draft Master Plan for the Carrick Street Regeneration Project, Kells.



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David Jones, Senior Executive Officer, Housing Department outlined the background to the proposed scheme, which complies with the government intention to maximise the potential of vacant sites and deal with dereliction. A survey of Carrick Street had been carried out, identifying 19 vacant properties. The proposed scheme had been submitted to the department in January 2019 and funding of €10 million was approved in March 2019. The next steps are to seek Stage 2 approval from the department, following which the Part 8 process, including public consultation, can commence. The scheme is considered to fulfil a number of objectives, including urban regeneration and brown field development, whilst providing for social housing to meet age friendly, disability and right-sizing objectives.

Jan Van Diyk and Edward McKeown of Van Diyk Architects delivered a presentation, which included the proposal for the existing and new units, an outline of the site location, site archaeology and nearby protected structures, elevations and examples of previous work. The design proposal, including site layout design, unit types and objectives were outlined.

Matters raised by councillors included:

- Commended the council on having the vision to acquire the properties and progress the scheme and acknowledged the size of the site, evidenced by the aerial photographs.
- Queried whether off street parking could be provided for the existing units – it is intended to provide access for rear parking, with access agreements to create driveways from the development into properties. The rear gardens tend to be under-used currently.
- Expressed some concern that the alleyways/archways, if enclosed, would attract anti-social behaviour and the impact this might have on residents, particularly the elderly.
- Enquired as to whether the age friendly units would be enclosed in a gated area – this is yet to be decided, but could be provided, with the intention being to create an own sense of space.



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- Queried the timescale for the project – the proposal is to be presented to the department, seeking Stage 2 approval. If secured, the Part 8, for which the documentation has been prepared, can commence in September/October.
- The possibility of providing an area to be designated for service storage to prevent obstruction on footpaths, e.g. waste bins.
- Queried the proposed vehicular access – this would be via Magdalene Court.
- Queried the energy efficiency of the units – these would be A1 BER.
- The possibility of incorporating a paint scheme and planting urban trees on Maudlin Street – there are plans for trees on the street.
- Queried whether affordable housing is to be provided – this is a social housing scheme.
- Requested that due consideration be given to the external finishes to minimise maintenance – the finishes selected would be as maintenance free as possible. It was also suggested that occupiers are more likely to maintain the properties if located in a well designed scheme. A maintenance plan will also be included in the deflection liability period for the landscaping and this can be extended, if required, until it is of sufficient maturity.

Councillors welcomed the proposed scheme and it was agreed to arrange a site visit prior to the Part 8 being published. Councillors were also informed that the Part 8 for Archdeaconry Glebe would be published in the coming weeks.

### **5.3 Transportation**

- 5.3.1 To receive an update on the safety works on the N52 at Balrathboyne.

Nicholas Whyatt, Senior Engineer, Transportation confirmed that a feasibility study had been prepared and submitted to TII, with a design to improve visibility at the junction. A preliminary design report had been prepared for the final option and contact made with affected landowners, with a view to



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arranging a further meeting. It is anticipated that works would commence in 2021.

In relation to the Johnsbrook junction on the N52, a design has been submitted to TII, with a proposal to introduce a physical island on both approaches to the junction, with works to start in 2021.

Matters raised by councillors included the need to improve the sightlines approaching these junctions, by cutting or removing the grass verges, and the issue at Cloncat Lane, where the narrow entrance requires traffic entering to reverse if meeting vehicles exiting the lane, and the possibility of widening the entrance – TII is due to carry out a road safety inspection in 2021 and this location will be submitted for inspection.

It was agreed on the proposal of **Councillor Michael Gallagher** and seconded by **Councillor Mike Bray** to extend the meeting by thirty minutes.

- 5.3.2 To receive an update on road works programme 2020, particularly the road dressing programme.

John McGrath, Senior Engineer, Transportation Department delivered a presentation which provided an overview of the road network maintained by the council, the types of road construction, a review of pothole complaints, the PSCI, frequency of road maintenance and specific reference to locations previously identified. It is hoped that the surface dressing programme would be agreed in principle by November 2020, assuming similar funding to 2020, and commence works early in 2021.

Matters raised by councillors included:

- Queried the approach taken to the contract- the same contractor undertakes all surface dressing works in the county.
- Queried who is responsible for preparatory work in advance of surface dressing, e.g. repairing potholes and finishing edges– the extent of works required may vary and the grant for surface dressing would not extend to such repairs. Therefore, own resources or smaller civil



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contracts will be used for such repairs in advance of the surface dressing contractor coming on site.

- The need to prevent roads in the 5-6 category from deteriorating and entering the 1-4 category.
- Referred to the lack of central funding to adequately maintain and repair the road network and the possibility of requesting the department to consider alternative means of allocating funding, e.g. population, usage, etc. – funding is limited for every local authority.
- Referred to the need to maintain and repair urban roads and those in housing estates – urban roads are generally not included in the surface dressing programme. Once taken in charge, roads are maintained from own resources. There is also an allocation of €50,000 per municipal district for estates.
- Queried the timescale for commencing CIS and LIS works – the CIS is due to commence in 2/3 weeks. There is additional paperwork for the LIS, increasing its complexity. The schemes are to be finalised and it is hoped to commence works in approximately 4 weeks.

5.3.3 To receive a Progress Report on works undertaken/planned for Kells Municipal District.

The report, circulated in advance, was noted.

## **6 Notice of Question**

There were no Notices of Question.

## **7 Notice of Motion**

### **7.1 Submitted by Councillor Sarah Reilly**

“That Kells Municipal District Councillors, in recognition of the near fatal accident that occurred on the Balrath Road, call on the Council to act with extreme urgency to



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dramatically improve the safety standards on the road for motorists and residents alike.”

### **Supporting information subject to the motion being proposed, seconded and considered:**

Nicholas Whyatt, Senior Engineer, Transportation acknowledged the frustration felt by both councillors and residents. He pointed out that, in order for TII to agree an infrastructure solution, the location must first meet certain criteria and, nationally, it is not on the high collision location list. A survey, design and draft road safety feasibility report has been prepared and will be formally submitted to TII. The options include two types of gateway options, demarking the area with go slower and no overtaking and footpaths on the north side (both TII and minimum standards, the extent of which would determine how much the road would be narrowed). Cost estimates have also been prepared. TII will consider the accident history and return on investment. Planning permission would be required for the footpath but not the gateway option. The footpath, which could be considered in the context of the capital plan review, would extend from the The Rhine/The Bolies to before the roundabout, as it cannot cross the dual carriageway. Residents have also made an application under Clár for a section of footpath and road markings.

The motion was proposed by **Councillor Sarah Reilly** and seconded by **Councillor David Gilroy**.

A discussion followed, where it was requested that a letter issue to the Community Department on behalf of councillors in relation to the application made under the Town & Village Renewal Scheme. It was also requested that vehicle activated signs be installed

It was also suggested that the Part 8 planning process for the footpath commence immediately. In response, it was suggested that a non-statutory consultation could take place, with submissions feeding into the final design, as TII permission is required. The report will be finalised this week and the council will work with TII to prepare a design that they can support.

It was agreed on the proposal of **Councillor Eugene Cassidy** and seconded by **Councillor Seán Drew** that a letter issue on behalf Kells Municipal District to the Minister for Justice requesting that Gardaí increase enforcement at this location.



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The motion was adopted.

It was agreed on the proposal of **Councillor Mike Bray** and seconded by **Councillor Michael Gallagher** to extend the meeting by fifteen minutes.

### **7.2 Submitted by Councillor Seán Drew**

“That the Kells Municipal District Councillors support Kells (St. Colmcille’s) Credit Union in their objective of installing an access ramp outside their premises in Headfort Place, Kells and that Meath County Council will work with the Credit Union to accommodate an engineering solution and improved public realm space at this location in Headfort Place.”

#### **Supporting information subject to the motion being proposed, seconded and considered:**

*A streetscape designer has been appointed to provide proposals for the development of this square into an improved public realm area which will include for the provision of the disabled access into the credit union building.*

The motion was proposed by **Councillor Seán Drew** and seconded by **Councillor Michael Gallagher**.

It was requested that a letter issue to the Community Department on behalf of councillors in relation to the application made under the Town & Village Renewal Scheme.

The motion was adopted.

### **7.3 Submitted by Councillor Seán Drew**

“Following contact from Carlanstown Kilbeg Community Development Group, I am requesting that Meath County Council bring forward proposals to clean up the old Council Storage Yard at Balreask, Carlanstown on the junction of the N52/L28012 and redevelop as a public amenity space with benches, trees etc.”





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### **Supporting information subject to the motion being proposed, seconded and considered:**

*Given the possible future plans to upgrade the junction adjacent to the storage yard, it would not be appropriate to create a public amenity in this area.*

The motion was proposed by **Councillor Seán Drew** and seconded by **Councillor Michael Gallagher**.

It was requested that the yard be cleaned up until such time as it is needed for the junction upgrade, as it features annually in the Tidy Towns report.

In light of the supporting information provided, the motion was noted.

### **7.4 Submitted by Councillor Paul McCabe (Emergency Motion)**

"That the elected members of the Kells Municipal District call on the National Transport Authority to include the town of Kells, North Meath and East Cavan in the re-assessment of the Navan Rail Line currently underway."

The motion was proposed by **Councillor Paul McCabe** and seconded by **Councillor Michael Gallagher**.

The motion was adopted.

It was agreed on the proposal of **Councillor Mike Bray** and seconded by **Councillor Michael Gallagher** to extend the meeting by fifteen minutes.

## **8 Correspondence**

### **8.1 Correspondence received from Miriam Manning, Kells by Candlelight.**

The correspondence was noted and it was pointed out, as the first proposed event takes place in December, it would be preferable to meet with the group before the next scheduled municipal district meeting in September. It was agreed that the Tourism Office would be requested to set up a meeting in late July, to include the Arts Officer and Heritage Officer.



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### **9 Any Other Business**

9.1 Councillor Mike Bray raised the following issues:

9.1.1 Requested that a full pedestrian crossing or flashing lights be installed at Rathmore N.S.

9.1.2 Queried whether businesses that are re-opening in the middle or at the end of a month would be billed for the full month or part of the month.

9.2 Councillor Seán Drew raised the following issue:

9.2.1 Referred to reports of untreated sewerage entering Lough Ramor from Virginia wastewater treatment plant and possibly polluting the River Blackwater, which feeds Kells water supply and asked that Irish Water, Cavan County Council and the EPA be asked to provide further information and details of a resolution.

This concluded the business of the meeting.

**Signed:**

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**Cathaoirleach**