

***Minutes of the Piltown Municipal District Meeting held on Wednesday,  
3<sup>rd</sup> December, 2025 at 2:00pm at Ferrybank Library Meeting Room***

**Cathaoirleach:** Cllr P. Dunphy  
**Present:** Cllrs J. Catt Slattery, G. Frisby, T. Breathnach and F. Doherty  
**In attendance:** I. Gardner, A/Director of Services, J. Tennyson, District Engineer, M. Phelan, Meetings Administrator and O. Bannon, Staff Officer  
F. Stafford, Senior Engineer, R. Ryan, Climate Action Officer and JJ Digby, Digby Brady Landscape Architects

**1. Minutes of Ordinary Statutory Meeting held 5<sup>th</sup> November, 2025** – proposed by Cllr Frisby, seconded by Cllr Doherty and agreed.

**Matters Arising**

Notice of Motion – Cllr Breathnach advised that the Notice of Motion in relation to setting up of a Regional Forum was brought forward to the November meeting of the Council and was unanimously passed by the elected members. It will be placed on a future Agenda following receipt of a response from the Minister.

**2. Consideration of Reports and Recommendations**

**(a) Clover Centre, Ferrybank**

Cllr Dunphy welcomed Mr Frank Stafford, Mr Ronan Ryan and Mr JJ Digby to the meeting and invited them to commence their presentation.

Mr Stafford introduced Mr JJ Digby, who will present an overview of the project to members and how it has evolved to-date. Mr Digby outlined the brief to members, which was to prepare a masterplan for a community-centred and multifunctional park at Christendom, Ferrybank and bring through to Part 8 stage. The key elements of the brief were noted, including public consultations in order to determine local community needs and priorities. Some items raised during public consultation were noted, including the need for a local community hall, huge demand for playing pitches and also great appreciation for the history and heritage of the site. Other issues raised related to anti-social behaviour at night, the need for alternative uses other than GAA and car parking on site to include accessible spaces. Meetings were arranged with stakeholders, as follows, to better understand the needs of the community: -

- Local schools and clubs – Abbey College, 16 GAA and 12 soccer teams but no proper sports field, making home games an issue in winter with costly bus transfers.
- Ferrybank GAA and Camogie clubs – significant demand for pitches, substantial increase in numbers.
- Men's Shed – lack of facilities and accessibility issues, combined facility for men's/woman's shed.
- Biodiversity Officers, KCC and WCCC – ecological survey commissioned and carried out, areas of high biodiversity identified on site.

Following on from public consultation, stakeholder engagement and submissions from local community, it was clear that the overriding local demand was for the inclusion of an adult-sized multi-use playing pitch and it was decided to amend the Masterplan to accommodate same. Mr Digby outlined details of the revised Masterplan, which were noted.

Mr Stafford took the opportunity to thank JJ Digby and his team, who have been excellent throughout the process. He stated that the brief was to ensure that the plan would be community centred and to encourage community engagement and attendance at public consultation events. He noted the revised Plan, which will bring challenges, including the need for a strong local committee to manage the facility and also the need for higher investment and funding, with development of the facility likely to progress in phases. Mr Stafford stated that, if members are satisfied with the proposal as presented, the next step will be to progress to planning under Part 8 in Q1 of 2026, during which the public will have a further opportunity to make submissions on the revised Masterplan.

The members all thanked JJ Digby for his presentation, acknowledged all the hard work in preparing the plan and taking on board all the concerns and needs of the local community. The members also agreed on the importance of retaining the link to Clover Meats and to maximise efforts to retain the heritage of the site, which would be the desire of the local community.

Mr Digby and Mr Stafford responded to questions from members in relation to access, proposed one-way system for traffic and pedestrian links and access. Mr Stafford again outlined the next steps in relation to Part 8 planning process, following which funding streams will be explored to progress elements of the plan on a phased basis.

The Revised Masterplan for the Clover Centre, as presented, was unanimously agreed by members.

**(b) Monthly Roadworks Update**

J. Tennyson circulated report outlining details of pavement works, discretionary maintenance, drainage and other works progressed and completed over the period since the last meeting, including updates on N24 Carrick Road, N24 Mooncoin Village EPS, N24 Rathkieran to Aglish HD28 Scheme, N25 Curraghmore to Gaulstown HD28 Scheme, N25 Speed Limit review, North-South Link Road, Abbey Road/Belmont Road upgrades, N29 Port Road upgrade, Piltown RRDF and Glenmore Bus Stop.

J. Tennyson also noted that both the N24 Waterford to Cahir and N25 Waterford to Glenmore Schemes have been included in the investment plan for transport, as part of the National Development Plan review, which was welcomed by members, however it was noted that no funding will be formally allocated for schemes until early 2026.

The following was raised and discussed:-

ESB connection delays – in response to Cllr Dunphy, J. Tennyson confirmed that he will continue to follow up with the ESB to arrange connection at Owning at the earliest opportunity.

Scheme at Ballinacrony – J. Tennyson advised that this scheme is dependent on a third party landowner, hence the delay in completing the scheme, engagement is continuing to progress same.

Mill Road Scheme – J. Tennyson confirmed to Cllr Catt Slattery that preliminary design is awaited from the Consultant, which is expected before year end.

Listerlin Improvement Design – in response to Cllr Doherty, J. Tennyson advised that the public consultation will likely be in January 2026.

Static Speed Camera – Cllr Doherty enquired if statistics could be shared with members in future to determine effectiveness. Discussion followed, noting the number of fines reported to have been issued since the installation of the camera. J. Tennyson advised that VMS signs will remain in place for a further period, giving advance notice to motorists of the reduced speed limit.

**(c) Greenway Update**

Update report was circulated to members, I. Gardner advised as follows:-

**Mainline Works**

- Works are still ongoing to facilitate access from the Greenway onto the Abbey Road. The Greenway team continues to engage with Waterford City & County Council in relation to a timeline for completion of these works which would allow opening of this section of greenway.
- Boundary fencing is being finalised with adjacent landowners and additional fencing has been installed at the railway bridge at Belfield.

**Remaining Lots**

- Fehily Timoney continues to progress the detailed design of the section of Greenway between Curraghmore and Ballyverneen (approximately 9km). The landowner liaison team continues to engage with affected landowners to agree final design layouts and accommodation works.
- The acquisition of land from CIE at the Rosbercon Trailhead continues to be progressed and the masterplan will go to Part 8 pending the completion of additional environmental surveys.

**Related Schemes**

**South North Access Road, Ferrybank**

- Consultant continues to work on the final design drawings for road and trailhead carpark.
- CPO Deposit Maps have been completed and submitted to An Coimisiún Pleanála with public notice period of up to 3<sup>rd</sup> December 2025.

**Greenway Link to Glenmore**

- Kilgallen & Partners are progressing the detailed design and discussions with the relevant parties regarding the acquisition of lands required to deliver the project continues.

**Greenway Link to Slieverue**

- Efforts are continuing to identify potential funding streams to advance this project.

### **Woodstock to South East Greenway Link**

- Scheme has progressed to Phase 2 which will include a second Public Consultation on Proposed Route Corridors.
- Landowner engagement will continue throughout this phase.
- Following consultation and landowner engagement, a Preferred Route Corridor Option will be proposed following which there will be a third public consultation.

I. Gardner confirmed that engagement with WCCC is ongoing to facilitate opening of the section from Ferrybank to Curraghmore and outlined the process. Cllr Breathnach noted that safety audit, lighting, snagging and documentation are all to be finalised prior to its opening, which is expected in January, 2026.

#### ***(d) Ferrybank Shopping Centre***

I. Gardner advised the meeting that leave to take judicial review was granted to Waterford City and County Council by the High Court on the 6<sup>th</sup> November. The case came for mention on the 1<sup>st</sup> December again and a hearing date has been allocated for the 11<sup>th</sup> June, 2026.

#### **3. Business prescribed by Statute, Standing Order or Resolution of the Municipal District Members for transaction at such meetings**

None

#### **4. Other business set forth in the Notice convening the meeting**

None

#### **5. Notice of Motion**

None

#### **6. Correspondence**

None

#### **7. AOB:**

Parking, Ferrybank GAA/Soccer Club – J. Tennyson confirmed to Cllr Dunphy that a meeting took place last week with WCCC to discuss the taking in charge of Abbeylands, Belmont Heights and Ard Daire estates, with significant works still outstanding. It was noted that options were limited to resolve the parking issues at Abbeylands, as there is no alternative parking available. Cllr Dunphy asked if Dunnes could be approached to make their facilities available in Ferrybank, I. Gardner advised that this has already been raised through the Planning Department and would seek an update on same.

Odour from trucks, Christendom – in response to Cllr Dunphy, J. Tennyson advised that approved hauliers are required to hold a licence, issued by the Department of Agriculture. It was noted that there are strict conditions in relation to haulage of such waste and any concerns around this matter may be referred to the Environment Department for investigation.

Muck deposits on roads – J. Tennyson advised Cllr Doherty that notices may be issued to landowners concerned, following inspection of a roadway where it is deemed to be a hazard to road users.

#### **Next Meeting**

It was proposed by Cllr Dunphy, seconded by Cllr Frisby and agreed that the next meeting would be scheduled for Wednesday, 14<sup>th</sup> January at 2pm.

Cllr Dunphy thanked all for attending and wished all a happy Christmas.

This concluded the business of the meeting.

Signed: Pat Dunphy  
Cathaoirleach

Dated: 14/1/2026

