

***Minutes of the Piltown Municipal District Meeting held on Wednesday,
2nd July, 2025 at 2:00pm at Ferrybank Library Meeting Room***

Cathaoirleach: Cllr P. Dunphy
Present: Cllrs J. Catt Slattery, G. Frisby, F. Doherty and T. Breathnach
In attendance: I. Gardner, A/Director of Services, J. Tennyson, District Engineer, C. Bambrick, Executive Planner, O. Bannon, Staff Officer
Apologies: M. Phelan, Meetings Administrator

Vote of Sympathy

The members joined with Cllr Dunphy in extending their condolences to the family of Robert Connolly, who died tragically while working in Kilkenny City on Tuesday.

1. **Minutes of Ordinary Statutory Meeting held 4th June, 2025** – proposed by Cllr Doherty, seconded by Cllr Frisby and agreed.
Minutes of Annual General Meeting held 4th June, 2025 – proposed by Cllr Frisby, seconded by Cllr Doherty and agreed.

Matters Arising:

Greenway queries – I. Gardner noted detailed response received from Frank Stafford in relation to queries raised at the last meeting, which has been furnished to members.

Glenmore Bus Stop – J. Tennyson advised Cllr Doherty that there is no further update on this matter since the June meeting, it was noted that decommissioning of the old bus stop and weighbridge site will form part of the current process.

2. **Consideration of Reports and Recommendations**

(a) Unfinished Housing Estates

Apologies were noted from Una Kealy, Planning Department, who was unable to attend the meeting. A report was circulated to members, listing the remaining estates to be taken in charge within the Piltown MD. The current status of each estate was noted and progress on same was welcomed by members.

With regard to Abbeylands estate, J. Tennyson confirmed that a formal application has been received from Waterford City and County Council in April and additional information is awaited from them.

(b) Ferrybank Plan

Catriona Bambrick was in attendance to provide an update to members on the Ferrybank-Belview LAP. She outlined changes to legislation coming into effect in Q3 2025 with regard to Local Area Plans and the impact that will have on the LAP process, in that there will be no provision for LAPs under the new Act. Accordingly, the current process will move to a variation of the County Development Plan for the Ferrybank Settlement Strategy, which will be published on 16th July, with public consultation to commence on 18th July. It was noted that given the location and time of year, it is proposed to run the public consultation period through the summer period up until September to include a public consultation event on 30th July in the Abbey School, all of which will be widely publicised. All documentation will be available to view on consult.kilkenny.ie from 18th July.

C. Bambrick advised members that there was engagement with Dunnes Stores as part of the LAP process and she confirmed that a planning application has now been received from them. She outlined details contained in the application, which is due for decision on the 25th August.

C. Bambrick responded to queries from members, including a query from Cllr Breathnach with regard to the need for a committee to oversee MASP. C. Bambrick noted that the need for an implementation group has been identified and she agreed to follow up on this matter.

(c) Monthly Roadworks Update

J. Tennyson circulated report outlining details of pavement works, discretionary maintenance and other works progressed and completed over the period since the last meeting, including updates on N24 Waterford to Cahir, N24 Carrick Road, N25 Glenmore to Waterford Scheme, North-South Link Road, Abbey Road/Belmont Road upgrades, N29 Port Road upgrade, Piltown RRDF and TII funded Schemes. A temporary road closure granted for the holding of the Ravens Rock Rally 2025 being held on 6th July was also noted.

The following was raised and discussed:-

N24 Carrick Road Safety Scheme – in response to Cllr Dunphy, I. Gardner advised that when An Bord Pleanála concedes a case, it means they have decided not to contest or oppose a legal challenge, typically a judicial review, to one of their planning decisions. This typically occurs when the Board acknowledges a flaw in their decision-making process or a potential conflict of interest. Essentially, they agree with the arguments presented by the challenger and accept the need for their decision to be overturned or reconsidered. The applicants are now considering ABPs position and will revert with their response, following which a new date for a hearing will be set.

Mill Road, Mullinavat – in response to Cllr Catt Slattery, J. Tennyson confirmed that the archaeological impact assessment and Section 50 approval from OPW are awaited and will allow the Part 8 process to progress smoothly.

Road Closure, Smartscattle – J. Tennyson advised that works will be confirmed with the Contractor and it is expected that the road closure will be in place from tomorrow for a period of two weeks to facilitate works.

Rossinan – Cllr Catt Slattery asked about status of this safety scheme, J Tennyson advised that phase II of the works will commence after the roadworks programme has been delivered and would entail widening the road at the junction with the railway crossing to facilitate an undertaking lane for northbound traffic.

Fiodh Mor – J. Tennyson confirmed to Cllr Catt Slattery that a proposal has been submitted to Active Travel for works here, footpath connectivity and public lighting to form part of submission for 2026.

N25 Waterford to Glenmore Scheme – Cllr Doherty asked if funding allocation is confirmed in writing for 2026 and if Phase 3 and 4 run together or if CPO process will run separately. I. Gardner advised that phase 3 is preliminary design, which provides information for Phase 4, CPO requirements and these are two different phases, but often run together.

Audit, road conditions – in response to Cllr Doherty, J. Tennyson advised that all roads are given a PSCI rating, carried out centrally by the Road Management Office (RMO) and by the local Municipal district office. This rating assigns the condition of the road based on which future roadworks programs are formed.

Local MD Grant Allocation – Cllr Doherty proposed the schemes as set out for the Local MD Grant, this was seconded by Cllr Breathnach and agreed.

(d) N24 & N25

I Gardner advised members as follows:

N25 Glenmore- to Waterford - Funding has been announced for 2026 to progress the scheme through Phase III.

Following a public meeting in the Rhu Glen on the 16th June the Roads Section met with the local committee to discuss proposals to improve safety along the N25. These measures are currently being assessed by the Roads Section who will report back to the committee in due course.

N24 Waterford to Cahir Transportation Scheme - The close out of Phase 2 is imminent for this project. The scheme did not receive funding to move on to phase 3 in 2025. An allocation of 80k was received to close out reports and consultant's fees for Phase 2.

N24 Carrick Road, Mooncoin Safety Scheme - ABP has advised the Applicants and KCC that they are conceding the case and this was to be heard in court on the 29th May. In response to ABP correspondence, the applicants are looking for certain assurances relating to ABP's position prior to rearranging the hearing.

Cllr Dunphy, who raised this item, noted attendance at the public meeting held recently in relation to the N25. He stated that these are ongoing issues and the need to keep these items on the agenda and continue to push for funding to progress both. He proposed that KCC again write to the Minister about both of these Schemes and request a meeting with him regarding same, I. Gardner agreed to follow up on this.

Cllr Catt Slattery asked what the position was regarding the more immediate safety measures requested by local residents at the public meeting. I. Gardner confirmed that Seamus Kavanagh, Senior Engineer, Roads has met with the local committee and a number of items have been raised. These items will be assessed by the Roads Section and they will report back to members and the committee on same.

Cllr Breathnach took the opportunity to compliment the committee on the way the meeting was organised, promoted and conducted and noted the importance of such platforms to allow people to come together to discuss the issues. Cllr Frisby agreed, noting the numbers attending was a testament to the huge work put in by the committee, who are meeting with the Minister in the coming weeks and working towards getting results before the next meeting in September.

Cllr Doherty also noted the great turn out at the public meeting, which was very fruitful. She noted the matters discussed and she thanked both Mary Mulholland and Seamus Kavanagh for their efforts and their very helpful contribution to the meeting.

Cllr Breathnach also asked about putting a strategic diversion plan in place for any future accidents that occur on the N25 and for an update to be provided to members and the committee on this matter. J. Tennyson advised that a draft diversion plan has been prepared and is currently with An Garda Síochána, who are liaising with other stakeholders and will revert to KCC on same, an update will be provided to members in September.

J. Tennyson also advised submissions in relation to N25 speed limit review are now open with deadline of 8th July.

Cllr Breathnach asked if, in writing to the Minister, that the urgency of the matter could be expressed and a response requested before the meeting in September.

Cllr Dunphy requested that this item be kept as a separate item on the agenda going forward.

(e) Greenway Update

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

Mainline Works

- Works continue to be finalized since substantial completion was achieved in December 2024.
- At the Abbey Road where the project ties in with the North Quays there are works ongoing to facilitate access from the Greenway onto Abbey Road. The Greenway team are engaging with Waterford City & County Council in relation to a timeline for completion of these works which would allow opening of this section of greenway which is currently predicted to be late July 2025.
- Creative Ireland funding was received for a wall mural on concrete screen fencing in Ferrybank. The design is currently under review by the Council with a view to completion prior to greenway opening.

Remaining Lots

- It is intended that the section of Greenway between Curraghmore and Ballyverneen will be undertaken as a single construction contract which involves a length of approximately 9km.

The Consulting Engineers, Fehily Timoney & Co. Ltd. continue to advance the design.

The landowner liaison team is engaging with affected landowners to agree final design layouts and any accommodation works proposals along this section.

- The acquisition of land from CIE at the Rosbercon Trailhead is progressing. The masterplan for the Rosbercon Trailhead is well progressed and will go to Part 8 shortly.
- A number of surveys have been completed for the Red Bridge-Mountelliott Tunnel section which are informing the detailed design.

Related Schemes

South North Access Road, Ferrybank

Consultant continues to work on the final design drawings for road and trailhead carpark. Preparation of land acquisition / CPO drawings is progressing and once finalised, further engagement will take place with affected landowners.

Greenway Link to Glenmore

- Kilgallen & Partners have commenced work on the detail design including procurement of surveys. As the detailed design progresses, discussions with the relevant parties will recommence regarding the acquisition of lands required to deliver the project.

Greenway Link to Slieverue

- Efforts are continuing to identify potential funding streams to advance this project through detail design, land acquisition and construction stage.

Woodstock to South East Greenway Link

- Currently at Phase 1 – Concept & Feasibility Stage

- Constraints and Opportunity Report along with an Agronomy Report are currently with TII for comment.
- Currently finalising the Feasibility Report and investigating possible route options.
- The project website (<https://www.woodstocktosegreenway.ie>) is currently live and is updated with relevant information.

The following was raised and discussed:-

Temporary Car Park, Curraghmore – in response to Cllr Doherty, I. Gardner advised that a response on this query had been received from Frank Stafford stating that making the temporary trailhead at Curraghmore permanent would require planning consent and further investment to bring the works completed up to a more permanent standard. The current layout of the temporary trailhead would require users to cross the greenway to access it. Modifications to relocate the entrance to avoid this would result in a reduction in the number of parking spaces available. The current proposal includes permanent trailheads at Ferrybank, Ballyverneen and Rosbercon with associated facilities. It is considered that proposed carparks will be adequate to service the completed Greenway into the future. The temporary carpark is quite modest, with capacity for 20 vehicles, and it would appear from consulting with the local residents that the preference is for temporary use only. The use and need of the car park will be monitored and further local consultations will happen before any final decision is same.

(f) Ferrybank Shopping Centre

I Gardner advised members that Dunnes Stores Planning Application for Ferrybank Shopping Centre was received on 1/7/2025. It was noted that the development consists of;

- The change of use and amalgamation of the centre's unoccupied car showroom and adjacent fire service corridor with the centre's permitted retail anchor unit at ground floor level to form a new single level anchor unit above basement car park levels. The reconfigured anchor unit will have 3,000 sqm net of convenience floorspace (including ancillary off-licence) and 2,042 sqm net of comparison floorspace.
- The basement storage and goods inward areas of the anchor unit will remain as permitted and constructed. The total gross floor area of the anchor unit will be c. 7,558 sqm, including basement and ground floor levels. Access to the anchor unit will be from the ground floor shopping mall and the central pedestrian street of the shopping centre.
- The first floor of the retail anchor unit, approved for the sale of comparison goods, will be repurposed into a separate leisure unit measuring c.3,140 sqm (change of use from retail to leisure use). Access to this unit will be from the first-floor mall level of the shopping centre.
- The development includes for all other associated site development works required to complete the development, including new anchor store elevation signage.

C. Bambrick advised members that all details of the application can be viewed online.

(g) Clover Centre Update

Kilkenny County Council has engaged the services of a multidisciplinary landscape architecture & engineering led design team to prepare a masterplan for the future development of a high quality, community centred and multifunctional local park on a greenfield site in Christendom, Ferrybank, in south Kilkenny (Clover Field Site). In late 2023, Kilkenny County Council took possession of circa. 9.5 acres of land, which includes sports pitches and a clubhouse, from the trustees of Clover Meats, in Christendom, Ferrybank, South Kilkenny. A condition that the lands could only be used for the recreational use of the community was attached to this land transfer by the Trustees.

The first steps in the development of this masterplan for the Clover field site have commenced with the first public consultation taking place on Thursday 1st of May 2025 in the Primary care centre in Ferrybank. There was a big attendance with between 50 and 60 people attending.

Following this consultation meeting, the design team met with Kilkenny Co. Co. in late May to review the public consultation submissions and decide how to proceed with regard to the points raised, in particular from a forward planning point of view. The Clover Centre site has been zoned as a green space and is situated at the periphery of the Ferrybank community.

Additional meetings have also been held in May and June with local stakeholders. Firstly, to discuss sports facilities in the Clover Centre Site, in particular the demand for a sporting amenities/playing pitch. Secondly, a meeting with the Men's Shed to better understand their requirements and the potential to share facilities with a future Women's Shed.

Topographical and ecological surveys have now been completed. These, along with the local community consultation are key elements of the design process. An asbestos survey has also been completed on the derelict community building.

The team in partnership with Kilkenny County Council overseeing the development of the Clover field site are presently reviewing constraints and opportunities based on consultations held to date. The date for the second non-statutory consultation session will be towards the end of July. Following this it is envisaged that the first conceptual proposal will be presented to the Piltown MD members for further discussion/consultation, it is envisaged that this will be presented in quarter 4 of this year.

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

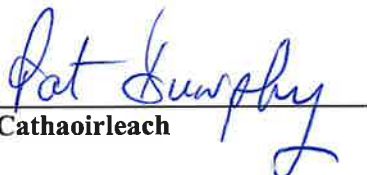
7. AOB:

Treatment of Ragwort – J. Tennyson confirmed to Cllr Doherty that data is kept on invasive species within the District and noted a decline, due to the treatment programme, including Japanese Knotweed.

Next Meeting

The next Piltown MD meeting will take place on Wednesday, 3rd September, 2025 at 2:00pm.

This concluded the business of the meeting.

Signed: 
Cathaoirleach

Dated: 3/9/25

