

**MINUTES OF ORDINARY MEETING OF WEXFORD BOROUGH DISTRICT  
HELD AT 2.30P.M. ON MONDAY 20<sup>TH</sup> FEBRUARY, 2023 IN THE COUNCIL  
CHAMBER, WEXFORD COUNTY COUNCIL, CARRICKLAWN, WEXFORD.**

**Presiding:** - Her Worship the Mayor, Cllr. M. Bell.

**Councillors:** G. Lawlor, G. Laffan, J. Hegarty, D. Hynes, T. Forde, L. Kelly.

**In Attendance:**

Mr. Tom Enright, Chief Executive  
Ms. Sinead Casey, A/Director of Services  
Ms. Angela Laffan, District Manager  
Ms. Eilis Furlong, Senior Executive Engineer  
Mr. Ken Jones, Executive Engineer  
Mr. Shay Howell, Senior Executive Architect  
Ms. Therese Nolan, A/Senior Executive Architect  
Ms. Hazel Percival, Senior Executive Librarian  
Mr. Thomas Maher, Librarian, Wexford Library Services  
Mr. Hugh Maguire, Administrative Officer, Environment  
Ms. Caroline Creane, Senior Staff Officer, Housing  
Ms. Siobhán Kehoe, Staff Officer  
Ms. Caroline Crowe, Assistant Staff Officer

At the outset, Her Worship the Mayor, Cllr. M. Bell welcomed attendance of the Chief Executive, Mr. Tom Enright to address the Members.

**UPDATE FROM CHIEF EXECUTIVE ON PROPOSALS FOR THE  
REGENERATION OF SOUTH MAIN STREET AREA**

Mr. T. Enright, Chief Executive, provided an update to Members on plans for the redevelopment of the south end of Wexford Town. Mr. Enright advised that the Council is currently engaging with all relevant stakeholders to assist and promote the development of a number of brown field sites and that plans should be considered in the context of the preparation of the new Draft Local Area Plan.

**Trinity Wharf**

Mr. Enright was pleased to inform Members that, after a long delay, construction on Phase 1 of Trinity Wharf site to include the access road and services into the site to facilitate development is to commence on Monday 27<sup>th</sup> February.

**Dun Mhuire**

Mr. Enright confirmed that he expected the title issues which have delayed the completion of the acquisition of the Dun Mhuire to be completed shortly following which it is the intention to remove the hall.

### **Tescos / Crazy Prices Site**

Wexford County Council has had productive discussions with the landowner and a Lease of the site has been agreed. Tenders have been received for demolition works and the contract will be awarded in the next 2 weeks.

The site will be developed for public realm including a surface level car park and possibly a performance venue within the site.

Mr. Enright undertook to update Members on further specifics of the building plan once discussions with the landowners are concluded.

### **Lowney's Mall**

Mr. Enright advised that discussions are ongoing with the owners of Lowney's Mall with a view to bringing these buildings back into productive use. It is envisaged that the site would be redeveloped for a mixture of retail and apartments.

### **Ropewalk Yard Car Park & King Street / Bride Street Sites**

Mr. Enright stated that these areas are also being examined with a view to incorporating them into the overall plan for the south of the town.

The purchase of the Adoration Convent for student accommodation is currently being finalised in conjunction with Georgia Southern University and it is intended to renovate the gardens to the rear of the convent and create linkages from it to the sites beyond.

Discussions are ongoing with the owners of the Ropewalk Yard with regard to the possible redevelopment of this site to return it to a positive use.

A report completed by Ms. Catherine McLoughlin, Heritage Officer, was circulated to Members which highlights the significant medieval archaeology of the area.

The following matters raised by Members were addressed by Mr. Enright.

- Indicative timeframe for works commencing for the redevelopment of these sites.
- Careful consideration should be given in the creation of access and linkages in light of experience in other areas of the town where such routes have created escape routes for anti social behaviour.
- Provision of a performance space should be a priority to compensate for the loss of the Dun Mhuire theatre.
- Possible provision of allotments in the Adoration Convent Gardens.
- Progress on 2 houses demolished in Bride Street.

- Preserving the historical significance of the area
- Provision of commemoration at Trinity Wharf to Town's Industrial Manufacturing Industry.
- Inclusion of performance space at Trinity Wharf.
- Enforcement under Derelict Sites Act

Mr. Enright assured Members that there is ongoing work dealing with vacant properties and derelict sites and the imposition of levies as appropriate.

Mr. Enright also acknowledged that an additional mid-range performance venue is needed in the town, following the closure of the Dun Mhuire, and that an alternative venue is actively being pursued.

On behalf of the Members, Her Worship the Mayor, Cllr. M. Bell, thanked Mr. Enright for his attendance at the meeting and his comprehensive update.

### **VOTES OF SYMPATHY**

On the proposal of Her Worship the Mayor, a unanimous vote of sympathy was extended to the families of the following:

- Mrs. Eleanor (Ellie) Hughes, Corry's Villas, Wexford RIP
- Mr. John Ryan, Pineridge, Summerhill, Wexford, Principal of St. Mary's CBS Enniscorthy RIP
- Mr. Martin Freeman, The Deeps, Crossabeg, Wexford RIP

### **CONGRATULATIONS**

A vote of congratulations was extended to the following:

- Mr. Keith Kehoe, formerly Ballymurn, Executive Producer on the film "An Irish Goodbye" which won Best Short Film at the BAFTAs.
- Mr. Dean Walsh on winning the IABA National Elite Middle Weight Champion title at the finals held at the National Boxing Stadium recently.
- Mr. Brian Deeny on his recent performance with the Leinster Senior Rugby Team.
- Mr. Jesse Dempsey on his debut performance in the U18 League of Ireland Premier Division for UCD.

### **MINUTES OF ORDINARY MEETING**

The minutes of the Ordinary Meeting held on Monday 16<sup>th</sup> January, 2023, copies of which had previously been circulated, were confirmed, and signed on the proposal of Cllr. G. Laffan, seconded by Cllr. G. Lawlor.

## **MATTERS ARISING**

Cllr. G. Laffan requested that the line marking on the R730 be expedited.

In response to a query from Cllr. G. Lawlor on the duration of the resurfacing works at School Street, Ms. E. Furlong, Senior Executive Engineer, confirmed that these works will take place when the schools are closed for Easter break.

Cllr. D. Hynes raised the matter of the installation of the lights at the Skateboard Park in Min Ryan Park, which were to be in place end of January/early February.

## **MINUTES OF PROTOCOL MEETING**

The Minutes of the Protocol Meeting held on Monday, 19<sup>th</sup> December, 2022, a copy of which had been circulated to Members, were adopted on the proposal of Cllr. G. Laffan, seconded by Her Worship the Mayor, Cllr. M. Bell.

## **MINUTES OF HERITAGE COMMITTEE MEETING**

The Minutes of the Wexford Borough Heritage Committee meeting, held on the 1<sup>st</sup> December 2022, copies of which had been previously circulated, were noted.

## **PRESENTATION ON IRISH REMOTE INTERPRETING SERVICE**

Ms. H. Percival, Senior Executive Librarian and Mr. Thomas Maher, Librarian, gave a brief presentation to Members on the Irish Remote Interpreting Service which was launched in all five libraries in County Wexford. Ms. Percival explained that the service is available to deaf people and family and friends who live and work with deaf people. The service provides a live video-link service to an Irish Sign Language interpreter which allows deaf and hard of hearing patrons carry out their businesses with the Council. In addition to its availability in all 5 libraries, the service can be booked at the Customer Services Unit in the County Hall and Ms. Percival expressed her gratitude to the Access Section and Customer Services in facilitating the introduction of this service.

Mr. Maher then gave a demonstration of the booking system to Member and confirmed that Library staff are fully trained to assist the public, if required.

Her Worship the Mayor, Cllr. M. Bell thanked Ms. Percival and Mr. Maher for their informative presentation on this valuable and inclusive service.

## **PRESENTATION ON PROPOSED HOUSING DEVELOPMENT AT KILLEENS**

Mr. Shay Howell, Senior Executive Architect, and Ms. Teresa Nolan, A/Senior Executive Architect, gave a presentation to Members on a proposed 60-unit housing development at Killeens, Wexford.

Mr. Howell outlined that the development is a high-density, high-quality scheme based on traditional principles borrowed from Victorian Housing to make best use of the existing space, providing apartment density but with own-door units in a duplex configuration. This type of development also offers high quality gardens and terraces rather than balconies, which provides better value for money due to the simplification of design. Mr. Howell advised that the plan comprises a social housing mix to include 60% one and two bed units with 40% three bed accommodation made up houses and duplexes, served by 61 car parking spaces.

Mr. Howell confirmed that the design proposes the use of Killeens Lane for access and that the lane will need to be widened.

Members broadly welcomed the proposed development and the following concerns raised were addressed by Mr. Howell.

- Concerns regarding increased traffic on Killeens Lane and impact on current residents.
- Public consultation with residents on Killeens Lane
- Limited number of car parking spaces, its impact on residents in the area and users of the adjacent Min Ryan Park.
- Impact of construction vehicles on Min Ryan Park

Mr. Howell informed Members that next step was to proceed with the Part 8 application and if approved, it is anticipated that construction would proceed in Qtr. 1 2024.

Her Worship the Mayor, Cllr. M. Bell, thanked Mr. Howell and Ms. Nolan, on behalf of Members for their detailed presentation.

## **FESTIVALS, CONCERTS & EVENTS PROGRAMME**

The attached report, a copy of which had previously been circulated, was presented by the District Manager, Ms. Angela Laffan. Ms. Laffan outlined the detail of the 2023 Programme stating that the overall budget is similar to 2023.

On the proposal of Cllr. D. Hynes, seconded by Cllr. J. Hegarty, the 2023 programme was adopted.

## **UPDATE ON OUTDOOR DINING**

Following the review of Outdoor Dining policy in 2022, Ms. Angela Laffan, District Manager, recommended to Members that the scaled back road closures continue for 2023, including the limited closure of Henrietta Street at weekends and the closure of Mallin Street from 11am to 6pm daily Monday to Saturday.

Following discussions, Members unanimously agreed to the road closures, as recommended by the District Manager.

Ms. Laffan further advised that Section 254 table and chairs applications for 2023 will be assessed on a case-by-case basis having particular regard to the location and the Councils obligations under Disability guidance and regulations.

Ms. Laffan was pleased to confirm to Members that the tender for the installation of the canopy of Monck Street has been awarded and is expected to be in place by the June bank holiday weekend.

In response to a query from Cllr. L. Kelly regarding Outdoor Trading Licences on the quayfront, Ms. S. Kehoe, Staff Officer stated that an advertisement had been placed in the local papers and on social media for Expressions of Interest for Outdoor Trading units at the Quayfront, Min Ryan Park and Carraigfoyle, with the closing date for the receipt of applications, Friday 10<sup>th</sup> March, 2023.

### **Suspension of Standing Orders**

It being 4.30pm on the proposal of Her Worship the Mayor, Cllr. M. Bell, it was unanimously agreed to suspend Standing Orders to allow for the remaining business on the agenda to be concluded.

Cllr. D. Hynes gave his apologies and departed the meeting.

### **FISHERS ROW ONE WAY SYSTEM PROPOSAL**

The attached report and recommendation on the proposed introduction of a one-way traffic system at Fisher's Row, a copy of which had previously been circulated, was presented by the Ms. Eilis Furlong, Senior Executive Engineer.

Ms. Furlong explained that this residential street is too narrow for two-way traffic, forcing traffic to pull in or mount the footpath to allow two-way flow. Under the new proposal traffic will enter Fisher's Row via Trinity Street/William Street and exit in The Faythe. Ms. Furlong further advised that sightlines will be improved, allowing for the installation of bus stops on Trinity Street.

The following matters raised by Members were addressed by Ms. Furlong.

- Installation of ramps to reduce speed.
- Public Consultation with residents and local school
- Loss of School Warden at St. John of God School.

On the proposal of Cllr. J. Hegarty, seconded by Cllr. G. Lawlor, Members unanimously agreed to proceed with the recommendation of the District Engineer.

## **ROADS PROGRAMME 2023**

The District Engineer, Ms. Eilis Furlong advised that confirmation of the roads funding allocations for 2023 had just been received.

The 2023 Roads Programme was circulated for consideration of Members and, following discussion, unanimously adopted on the proposal of Cllr. G. Laffan, seconded by Cllr. G. Lawlor.

## **REPORTS**

### **HOUSING**

The attached report, a copy of which had previously been circulated was noted.

### **PLANNING**

The attached report, a copy of which had previously been circulated was noted.

Cllr. L. Kelly sought clarity on the felling of trees at Roxborough Manor for the next phase of the development highlighting concerns from residents. Ms. A. Laffan, District Manager undertook to follow up on the matter with the Planning Section.

## **DISTRICT ENGINEER**

The attached report, a copy of which had previously been circulated was discussed and noted.

The following matters raised by Members were addressed by Ms. Eilis Furlong, Senior Executive Engineer.

- Timeframe for resurfacing works on School Street.
- Road Safety concerns at the junction of Mallin Street / Rowe Street following a number of incidents at this location.
- Installation of public lighting from the Seamus Kelly Roundabout to Carcur.
- Condition of Coolcots Lane due to housing construction works.
- Requirement for dished footpath at Loreto school for access to cycle lane.
- Update on works to upgrade courtesy crossings.
- Surface water issues and potholes on Codds Lane
- Timeframe for the improvement works to the junction at Cluain Dara.
- Requirement for additional footpaths in Castlebridge.

In response to a query from Cllr. G. Lawlor as to whether the footpath in Coolcotts Lane would be extended to include the new developments, Ms. Sinead Casey, A/Director of Services confirmed that additional footpaths were conditioned under the relevant planning permissions.

Cllr. L.Kelly thanked Ms. Furlong on public the energisation of the lighting at Hillcrest, Mulgannon after long delays in completing these works.

It being 4.45p.m. Cllr. G. Laffan & Cllr. T. Forde exited the meeting.

### **COMMUNITY DEVELOPMENT**

The attached report, a copy of which had previously been circulated was noted.

### **ENVIRONMENT**

The attached report, a copy of which had previously been circulated was discussed and noted.

The following matters raised by Members were addressed by Mr. Hugh Maguire, Administrative Officer.

- Information signs on Seal Rescue Ireland at beaches.
- Additional signage at Ferrybank and Min Ryan Park that dogs must be kept on leads.
- Update on water dispenser at Ballinsker.

### **LIBRARIES, ARCHIVES & ARTS**

The attached report, a copy of which had previously been circulated was noted.

### **FIRE SERVICES**

The attached report, a copy of which had previously been circulated was noted.

### **MEMBERS SUPPORT SYSTEM**

The attached report, a copy of which had previously been circulated was noted.

### **THIS CONCLUDED THE BUSINESS OF THE MEETING**

**SIGNED THIS DAY 27<sup>TH</sup> MARCH 2023**

**MAYOR OF WEXFORD**