

**Minutes of the Monthly Meeting of the Gorey-Kilmuckridge Municipal District  
held in the Council Chamber, Civic Offices, The Avenue, Gorey, on Tuesday,  
20<sup>th</sup> September 2022, at 2:30pm**

**Attendance:**

In the Chair: Cllr Donal Kenny, Cathaoirleach, Cllr  
Pip Breen,  
Cllr Andrew Bolger,  
Cllr Mary Farrell,  
Cllr Willie Kavanagh,  
Cllr Fionntán Ó'Súilleabháin,  
Cllr Joe Sullivan,  
Cllr Oliver Walsh,  
Cllr Anthony Donohoe

Officials: Mr Philip Knight, Municipal District Administrator,  
Mr. Tom Enright, Chief Executive Officer, Wexford County Council  
Ms. Liz Hore, Director of Service  
Mr. Barry Hammel, Executive Engineer,  
Ms Helen Frayne, Senior Staff Officer (Housing),  
Ms. Joanne Kehoe, Senior Executive Engineer  
Mr. Shay Howell, Senior Executive Architect, Wexford County Council  
Ms. Niamh Lennon, Executive Planner, Wexford County Council  
Mr. George Colfer, Executive Engineer, Wexford County Council  
Ms. Margaret Kelly, Clerical Officer

**No. 1 Confirmation of Minutes & Matters Arising**

*1.1 Confirmation of Minutes:*

On the proposal of Cllr Pip Breen, seconded by Cllr W Kavanagh the Minutes of the Monthly Meeting of Gorey-Kilmuckridge MD held on July 19<sup>th</sup>, 2022, were signed, and adopted.

*1.2 Matters Arising:*

Cllr F Ó'Súilleabháin, asked Clarification as to whether the Community Warden for the Beaches had been appointed as reported in the last meeting.

**Sympathies:**

The Chairman proposed a vote of sympathy to the family of Margaret Roice, mother of staff member Debbie Roice.

Cllr Sullivan propose a vote of sympathy to the family of Jim Travers, father of staff member Denis Travers.

Cllr Donohoe proposed a vote of sympathy to the family of Chloe Stamp.

Cllr Ó'Súilleabháin, proposed a vote of sympathy to the family of Pat Galvin.

### **Congratulations:**

Cllr Devereux proposed a vote of congratulations to Ashling Dunne on her remarkable work in the Community and being asked to address RISE.

Cllr Donohoe welcomed the approval of SELM Studios planning application for TV Studio in Borleigh Manor Kilineiran. Cllr Ó'Súilleabháin, said that this decision would be very advantageous not only to North Wexford but also the entire Southeast Region. Tom Enright, CEO, welcomed SELM Studios to Borleigh, saying it was a great positive move. The County already had Screen Wexford. He noted that Wexford had proved to be and was a fantastic location for filming.

## **No. 2 Presentations**

### *2.1 St. Walerans Presentation*

Tom Enright, CEO welcomed Shay Howell and welcomed Denise Curtis from Van Dijk Architects who joined the meeting through video link. Mr. Enright noted that the St. Walerans site was the largest ever purchase of a land bank for housing by Wexford County Council. He welcomed the concept that the project would involve a mix of private, social, and affordable units. He informed the meeting that the old house on the site had to be demolished and that a public space at this part of the site was being developed. He also noted that the inner relief road contained in the St. Walerans project should alleviate traffic congestion problems in the town.

Mr Enright also confirmed that the tender documents are currently being drawn up for the Ramsfort Affordable Housing project.

Mr. Shay Howell stated that the Architects would present an outline of the site development to include private and social housing incorporating the demand for smaller units of one and two bedrooms. The pre planning meeting for the project was scheduled for September the 29<sup>th</sup>. He hoped that the Part 8 would be lodged by the end of October. The next stage of the development would be the procurement process.

By Video Link, Denise Curtis, Architect with Van Dijk presented the proposed project. She pointed out that the site was a wonderful location for housing and explained that a site analysis had been used to determine where units would be best sited. She said that Gorey was designated one of the 14 key towns in the Southeast Region. She pointed out that the design had taken into consideration Sustainability, Community Space and Housing Needs. The design wanted to create a place where people wanted to buy a house to live in. She felt the design addressed the challenge of the mixtures of tenure required. Each unit has been cited in the best aspect considering the existing Masterplan of the surrounding areas. The Street areas are designed in such a manner as people will use the streets more than vehicles.

The Chairman thanked Ms Curtis for the presentation and wished the project success and hoped that the development would start soon.

Cllr Donohoe welcomed the development and noted that the previous design had shown back alleys and asked where residents would put their wheelie bins in this design. Cllr Kavanagh enquired if there was any provision for affordable sites and if the houses would

incorporate solar panels. He also was delighted to see the project progressing. Cllr Breen said it was great to see the project going ahead and from the presentation it looked like a desirable place to live. Cllr Ó'Súilleabháin, commented that the project had portrayed an idea like a Utopian town and asked could the project be expedited. He welcomed the news that Ramsfort Park was going ahead. Cllr Farrell noted that the project looks fantastic and enquired was all the space at the back of the units shared. Ms Curtis informed Cllr Farrell that communal space was required for apartments and that there were 2 to 3 metre gardens for some of the units at the back. Cllr Sullivan said the development was very welcome and asked if a date could be indicated as to when the houses would be ready to occupy.

The CEO, Mr Enright informed the meeting that there were several social/affordable houses projects online. Planning takes approximately three months and then approval for funding must be sourced from Department. The CEO said that the Council may consider a private developer be engaged to build all the project. This would be the Quickest process. The Council would obtain the planning permission and provide the site. The developer would build the social units of the project at a reduced cost. This option could mean that the social units would be available in approx. 18 months. He informed the meeting that Covid had played a part in delaying the development of the site. The first step was to obtain planning approval after the members voted to go ahead with a Part 8 application. He said that the option to sell the land would make a profit for the Council, but that the Councils main objective was to provide housing.

Cllr Devereux said that the plan outlined a new town within a town and noted that the proposed development at Creagh currently with An Bord Pleanála, will provide a further 80 houses. He asked if the vote to be taken by the members could ahead. Tom Enright, CEO replied that if the members agreed today, the Part 8 application can go ahead immediately. Cllr Farrell proposed that the Part 8 process be commenced, Cllr Kavanagh seconded – the proposal was passed.

Cllr Bolger welcomed the development, especially the affordable housing units.

In answer to Cllr Kavanagh, Tom Enright, CEO said that the provision of quarter acre affordable sites was not good use of the St. Waleran's site. This approach to land use might be more appropriate in rural areas.

Mr Howell confirmed that there would be shared spaces for the apartments with a storage area for bins at the back. He said a high standard for this development will be set. The proposed development is the best use of the land and that the density of 50 houses per hectare was achieved because of the green area provisions. A good mix of housing is very important and the marketing of the houses essential. He said the units would be in compliance with NZeb standards.

Cllr Donohoe asked if the social housing part of the development could be built first to ensure that the developers finished the project. In answer Mr Enright, CEO stated that a bond would be included in the contract and the units will be built in tandem. The model used would be Develop Build Finance model. The priority is to deliver as soon as possible. He also pointed out that the project presented today is the first phase and that the vote today would be for the first phase only. The Council would come back to the members in relation to the future phases. He also pointed out that some of the land is not developable.

Cllr Devereux said that a positive vote today on the Part 8 for the development would show the public that the Council were united on addressing housing. Also, development would mean that Gorey was on target for a growth of 30% in housing in line with the national target.

Tom Enright, CEO said that the development was great for the growth of the town and that Wexford County Council was committed to deliver the development.

Cllr Farrell proposed that the Part 8 process of the St. Waleran's development be approved Cllr Kavanagh seconded the proposal.

### *2.2 Payment Portal Presentation:*

Donal Moran and Elaine Warren, Credit Control gave a presentation to the meeting and demonstrated the new Payment Portal which uses the Debt Management System XRS. Mr. Moran told the meeting that the app will improve the collection of monies outstanding, therefore allowing Collectors to focus on non-payers.

A customer awareness campaign will be launched before the portal goes live. Donal confirmed that the system can only be used for credit/debit card payments. Ms Warren presented a practical demonstration of the portal to the meeting.

## **No. 3 Consideration of Reports**

### *3.1 Housing:*

The meeting considered the Housing report as it followed on from the update on housing provision. Cllr Sullivan asked if Ms Frayne, Housing Section, Wexford County Council could confirm how many affordable houses would be available in Gorey before Christmas, if the clearance work of the site at Ramsfort Park started. In reply to Cllr Sullivan, Mr. Howell confirmed that the work had started at Ramsfort Park, and that Steven Byrne was the contractor involved.

Cllr Sullivan pointed out that four families from Gorey had been housed in Enniscorthy. He said this was not good enough and that people from Gorey were entitled to be housed in Gorey. He said these families were housed away from their immediate relatives and the children had to change schools.

Cllr Ó'Súilleabháin said that the affordable housing cannot come quick enough.

Ms Frayne in reply to the queries said that it was projected that 75 units would be available by the end of the year. She stated that applicants were offered houses in areas that had been selected on their application form. Over one hundred interested parties attended at the Roadshow for the affordable houses at Ramsfort Park and the advice available was that the houses would be ready in 18 months to 2 years.

A short debate took place over the provision of Housing in the north of the County. Mr Enright noted the reality of the lack of housing resulting in some applicants being offered a second choice of area. Mr Howell reported that department funding was available for permanent homes and long-term builds.

Cllr Bolger asked if Modular Builds were being considered for the Ramsfort Park development. Mr Howell in answer, told the meeting that all types of approved standard houses would be considered. Mr Enright CEO confirmed that Modular Houses were being considered for the Ramsfort Park Development

Cllr Donohoe said that Wicklow County Council were involved in rapid build houses and had just finished 36 units in 26 weeks. Mr Howell said that Wexford County Council were liaising with Wicklow County Council in relation to their processes.

Cllr Ó'Súilleabháin asked Ms Frayne to confirm that the 68 units being built by Tuath at Ramstown were not being used to house Dublin City Council housing applications. Ms Frayne confirmed that the Tuath Development will be 100% tenanted by Wexford County Council housing applicants. Mr Enright CEO confirmed that a local authority cannot house its applicants in a different authority area.

Cllr Kavanagh asked if Wexford County Council would look favourably on the siting of mobile homes in the current housing climate. The CEO pointed out that all applications would be considered individually by the Planning Department in accordance with Planning guidelines

### *3.2 Environment:*

George Colfer, Executive Engineer confirmed that there would be a more detailed presentation to beach access available in the future. In answer to Cllr Breen's query as to the Bord of Works update on the rock armour at Cahore which was sinking into the sea fast, Mr Colfer said that a submission had been submitted last January and a decision should be available in October.

Cllr Devereux said he would like to compliment the work of the Clean Up Crews and Wexford County Council. Cllr Devereux enquired as to when work would be carried out on the gulley at Kiltannel beach. In reply, Mr Colfer said that the gulley would be looked at.

Cllr Farrell enquired if a costal defence is being proposed at Morriscastle and compliment the Community for working with the Council on the restoration project. Mr Colfer said that a planting scheme was being considered for the defence of the site.

Cllr Ó'Súilleabháin, asked if the promised Warden for the beaches had been put in place and said that this appointment was necessary especially at the weekend.

Cllr Sullivan enquired if there had been any update on the flooding works at Ahare bridge.

In answer to both Councillors, Mr Colfer stated that he will have to enquire further about the Warden and come back to the members. He said that he had met with concerned groups in the Ahare area and that he hoped to have a flood warning system in place soon.

Cllr Pip Breen excused himself from the meeting at 5.05pm.

### *3.3 Planning:*

Cllr Devereux commended the job the Planning Section were doing and said it was great to see the amount of development in rural areas.

Cllr Farrell asked the average waiting time for preplanning meetings for applicants. In reply, Niamh Lennon, Executive Planner stated that the number of planning applications had increased substantially - the current waiting time for a pre-planning meeting is 93 days. She pointed out that consultations over the phone had been very effective.

Cllr Farrell asked if log cabins were considered for planning. Ms Lennon replied that since the 25<sup>th</sup> of July, the new Development Plan was in place and all developments must comply with the Planning regulations. Mobile homes on sites were considered on an individual basis.

Ms Lennon also told the meeting that some already approved applications were downsizing considerably due to rising costs, and these amendments was another factor that added to increasing the Planning Department workload.

Cll Ó'Súilleabháin asked if a Vacant Homes Officer had been appointed, and would the appointed person be working closely with Housing. Ms Lennon informed the meeting that the Vacant Housing Officer would be working with the Planning Section.

In reply to Cllr Kavanaghs query re the implication a further information request had on a planning deadline, Ms Lennon informed the meeting that that planning deadlines were subject to statutory timeframes.

Director of Service, Liz Hore informed the meeting that there is an internal team that includes a Town Regeneration Officer and that this team will be addressing the issue of available vacant properties.

Cllr Donohoe commented that considering the work pressure on the Planning Staff would it not be better for their personnel to join the meeting by a video link.

CEO Tom Enright pointed out that the Executive Planner's attendance at the meeting had coincided with site inspections in the area.

CEO Tom Enright excused himself from the meeting at 5.15pm.

### *3.4 Roads:*

Cllr Sullivan asked if a right turn onto the Main Street for taxis only at the junction with the Market Square could be considered. He also enquired how long the Clonnattin Road would be blocked with ongoing works. It was currently one way with a stop/go system. Joanne Kehoe, Senior Executive Engineer, said that the original traffic plan for Clonattin had been revised by the Developer at the request of Wexford County Council and that the traffic flow had subsequently improved.

Cllr Bolger would like an update as to when the lights and the pedestrian crossings were being installed. He also enquired as to if there was any updated for the OPW re the flooding issues in this area. Ms. Kehoe replied that funding had not yet been received for the pedestrian crossing or the Traffic lights at Clonattin. Also, no contact had been issued by the OPW regarding the flood submission, but that the Council were waiting for a date for a meeting with the OPW to discuss the issue.

Cllr Ó'Súilleabháin, told the meeting that the traffic difficulties in this area at present highlighted the need for a roundabout at the Ashdown Park Hotel. He asked if some measures could be put in place at the Tesco exit at Paul Funge Boulevard to alleviate traffic at the junction. He also highlighted the state of the road from Ballintaggart into Gorey. Ms Kehoe pointed out that the cost would be very expensive, and it would be more prudent to incorporate the roundabout into the new road.

Cllr Donohoe asked if the road at Clonattin could be opened at the weekend when the works were suspended. In response Ms Kehoe told the members that the issue would need to be reviewed as to its viability.

**At this stage of the meeting Cllr Walsh proposed that the meeting continue after 5pm and this proposal was seconded by Cllr Donohoe.**

Cllr Donohoe stated that the roundabout was required immediately and did not feel it could be left until the development at St. Wallerans was up and running. He enquired as to the proposed works and when they would commence at Limerick Cross. Ms. Kehoe said that a new Technician had been appointed to the District, and that they were working on it at the moment. Ms Hore, stated that she was delighted that a new technician post had been secured for the District.

Cllr Farrell said that the Board of Management at Creagh College had been in touch with her in relation to their concerns with the traffic at the roundabout at the school and said this problem will escalate if the same roundabout is to be used by the new housing development at the area. Cllr Farrell requested that a new sign for Cahore beach to include the name Newbawn. She also asked if the OPW could be contacted by letter to ask them to hurry up their decision on the flood submission. Ms Kehoe informed the meeting that Wexford County Council do not have responsibility to go onto private lands unless requested by the OPW and that the OPW make funding available for the works.

Cllr Walsh asked if a hedge is being planted at road crossing, can the owner be asked to remove it. There had been an issue previously with line of sight at the cross and previous owners had removed the hedge, but it now appears the new owner is replanting. Ms. Kehoe said that if Cllr Walsh gave her the details of the property involved, she would look into it.

**At this stage 5.35pm Cllr Kavanagh left the meeting.**

Cllr Devereux enquired if a fence can be move back on a site without consulting the Council. Ms Kehoe said she would have no issue with this.

Cllr Devereux complimented the Council on the road works at Camolin.

The Chair enquired if ramps could be installed at Sean O'Byrne Park especially outside the Old Folks houses and the area could also do with some extra lights. Ms. Kehoe said she would refer the lights query to Tim Murphy. She said she has already flagged some new lights for this year and would include Sean O'Byrne Park. In relation to the ramps, she said she will look at the location and the costs involved and pointed out that macadam ramps are preferably.

In relation to Cllr Farrell query at Creagh College she said the road that was there now had been approved in the 2020 application.

Cllr Ó'Súilleabháin, expressed concerns over the proposed road through the estate adjacent to Creagh College. Ms. Kehoe replied that the Road Safety Officer and Health & Safety personnel had looked at the road and there is a scheme proposed to segregate the cycle lanes, but the bigger issue involves where cars park. Traffic counters may be used and there will be investigations and discussions regarding the issues before the plan is finalised.

### **3.5 Water Services:**

Cllr Farrell asked if the issues in Clough had been addressed. Barry Hammel, Executive Engineer, Water Services said that it had been difficult to source the problem, but once found it was sorted. Mr Hammel informed the meeting that works would be ongoing at the Clough roundabout the next day.

### **3.6 District Administrator's Report:**

Philip Knight, District Administrator reported that it had been a fantastic summer of events and thanked the Elected Members, Committees and Council Staff for their efforts in contributing to the success.

Cllr Devereux agreed that it had been a great Summer of Activities in the area. Cllr Ó'Súilleabháin, said that the feedback in relation to the Summer Festival had been great and very positive.

Cllr Farrell commented that the Roses reception had also been a great success and that she congratulated the Chairman and Staff for their work in making the event a success. Ms. Hore acknowledged the work and contribution of the Council and the local Hotels towards making the Rose Reception a success.

## **No. 4 Prescribed Business by Statute, Standing Orders or Resolutions of the Municipal District Members**

*Proposed Taking-in-Charge Hillcrest, Ballyconnigar Lower, Blackwater, Gorey - (6 Houses) - in accordance with S.11 of the Roads Act 1993 and S.180 of the Planning & Development Act 2000 (as amended)*

Cllr Walsh proposed the motion and Cllr Devereux seconded the motion.

In answer to Cllr Farrells query, Ms Kehoe confirmed that once an estate is taken in charge the roads become public.

## **No. 5 Notice of Motion**

None



## **No. 6 – Correspondence**

Mr Knight informed the meeting he had received an email from Cllr Sullivan passing on the praise from the organisers and winner of the Rose of Tralee festival for the reception in Gorey.

Mr Knight informed the members that they had been invited by Canon Hayden to the Annual Service of Remembrance on the 13<sup>th</sup> of November at Christ Church.

## **No. 7 – Any Other Business**

Cllr Sullivan told the meeting that people that had pyrite defective blocks were concerned with the lack of action in relation to their situation. In reply, Liz Hore Director informed the meeting that the Building Control Section was acting on one case in the Southern Region.

Cllr Sullivan and Cllr Devereux asked if anything could be done about the terrible odour at Ballminuane. Ms Hore said she would follow up with the Environment Section and report back to the members

Cllr Sullivan also noted the lack of use of the Hatch Lab.

Cllr Devereux pointed out that some children had not received school bus tickets, and this affected several children, whilst other children who were not using the ticket had applied and received one.

**The meeting thus concluded at 5.55pm**

Daingnithe ar an \_\_\_\_\_ lá de \_\_\_\_\_ 2022

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**Donal Kenny,  
Cathaoirleach,  
Gorey-Kilmuckridge Municipal District**