

**Minutes of the Ordinary Meeting of the Municipal District of Bray held in the Council Chamber,
Town Hall, Bray on Tuesday 7th March 2017 at 7.30 p.m.**

Present: Councillor Joe Behan,
Councillor Christopher Fox
Councillor Steven Matthews
Councillor Oliver O'Brien
Councillor Michael O'Connor
Councillor John Ryan
Councillor Brendan Thornhill
Councillor Pat Vance

Also present: Mr. Des O'Brien, Director of Services
Mr. David Forde, District Administrator
Mr. Stephen Fox, Executive Engineer
Ms. Triona Irving, Administrative Officer
Ms. Noelle Sweeney, Executive Architect
Mr. Joe Lane, Director of Services

Absent

Apologies: Mr. Liam Bourke, District Engineer

A Vote of Sympathy was extended to the families of Austin McNally and Michael O'Loughlin who had recently passed away. A minute's silence was observed, as a mark of respect.

At this point Councillor Ryan requested stated that he had an item which he wished to hold in committee.

It was agreed to do so at 9.50pm

1. Confirmation of Minutes of the Ordinary Meeting dated 7th February 2017.

Councillor Pat Vance proposed confirmation of the minutes of the Ordinary Meeting of the Municipal District of Bray dated 7th February 2017 and Councillor John Ryan seconded the proposal.

2. To Receive a Presentation on the Proposed Part 8 for Sugarloaf, Kilmacanogue

The members received the following presentation from Joe Lane and Noelle Sweeney.

In accordance with the Housing Department's strategy for the provision of social housing units in the County, 20 new housing units are proposed for an infill site in Kilmacanogue. The site is located to the west of the N11 close to the majority of services in this townland. We received approval this week from the Department to bring this project to

Zoning: The site is located in a secondary development area, located directly adjacent to the primary development area as indicated in the Town & Settlement plan. The site that is zoned Level 6.

Kilmacanogue Specific Development Objectives : The proposal is compliant with the Kilmacanogue Specific Development Objectives, in particular objectives number 1 & 4

1. Preserve and improve public and private open space and recreation facilities, including walking routes linking the town of Kilmacanogue to the summit of the Great Sugar Loaf and reinforcing the role of the town as a service base for recreational users. '

4. To seek to facilitate infill residential development at appropriate locations particularly where shared vehicular entrances can be achieved and where a clustering of dwellings can be accommodated.'

Water & Waste: A pre-connection enquiry has been made with Irish Water. There is here is sufficient capacity for this proposal, however we are required to lay c.150m of 225mm sewer in the road outside of the site area for connection.

Proposal: The site is under Council ownership and was in effect 'left over land' arising from a previous development in this location. The site is located at a higher level than the existing housing and suffers from a lack of surveillance. Due to antisocial issues, the playground servicing the housing site was recently re-located from here to a more overlooked site within the estate. The anti-social behaviour continues on this site. The provision of overlooking accommodation in this location would ameliorate this situation.

Density: The density of the proposal is similar to that of the existing density in the immediate area.

Permeability: There is a primary school located adjacent to the site. The existing route for children to access this school is circuitous and brings them out of the housing estate to enter the school through the neighbouring car park. The new development would incorporate a pedestrian access from this site to the school (dependent on agreement with the school) thereby reducing this distance and providing a safe walking route to the school. The new pedestrian connection to the school will encourage residents of the existing houses to walk to school along this route, currently many residents chose to drive to the school.

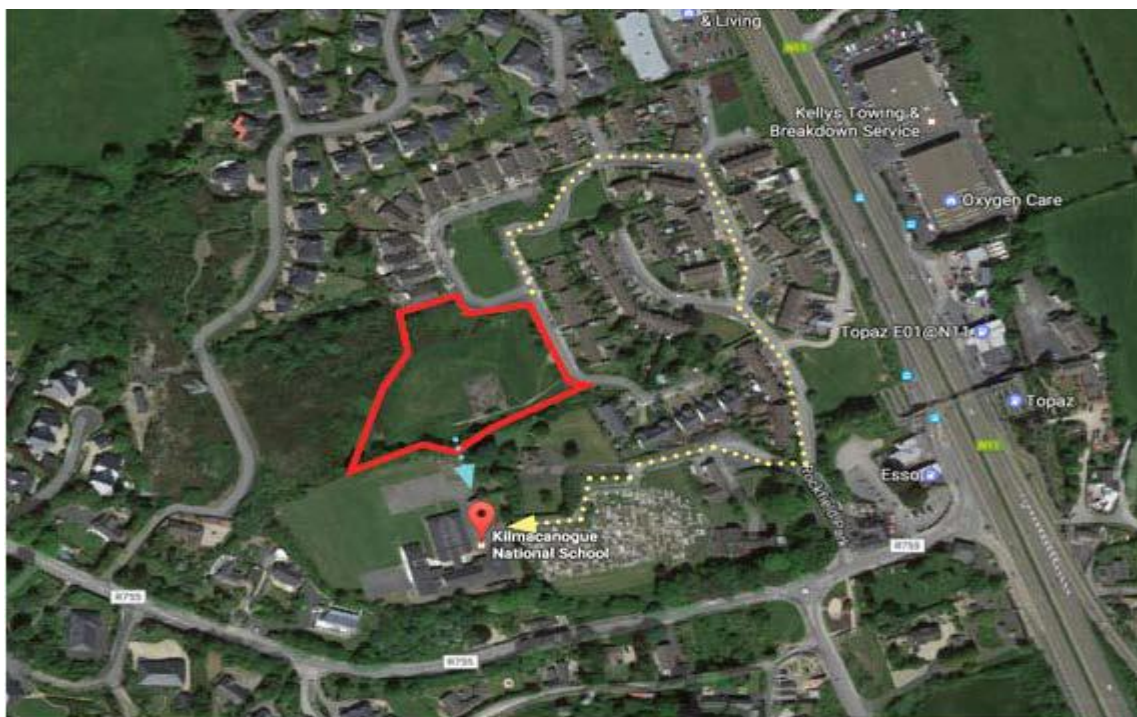


Fig. 3

Open Space: Site area – 9952msq
 Open space requirement = 15%= 1492msq
 Open Space Provision: Location 1 - 985msq
 Location 2 - 404msq
 Location 3 - 2092msq
 Total - 3481msq

Locations 1 & 2 are generally flat and are accessed directly from the units. Location 3 is located to the front of the development. This area of open space will be sloping to match the neighbouring open space in Sugarloaf Drive.

Design Strategy: The development is arranged around 2 generally flat open space areas where houses open out directly onto each of these spaces providing active edges and surveillance to these areas. The vehicular circulation route is minimised and does not run through either open space to create safe play areas. The development is located at a similar level to the development at Sugarloaf Drive. To minimise the impact of the development on Sugar Loaf View, the units located in direct proximity to existing houses and to the front of the site are single storey units. The units located behind are all two storey. All units

located at corners have two active sides in order to avoid any blank elevations and to provide passive surveillance. The 3 bed houses located in the centre of the site do not have first floor window to avoid overlooking of rear gardens.

The proposed finishes are simple and follow the traditional vernacular of black tiled pitched roofs, painted rendered elevations and simple porches. There are five different house types modeled to create a variety in the streetscape. Each unit has a privacy strip to the front of the house, and rear gardens sized in accordance with the development plan.

The members raised the following points;

- I welcome this housing project, housing is needed everywhere in Wicklow, especially in Kilmacanogue.
- I hope it progresses quickly and this project is welcomed by the people in Kilmacanogue.
- What are the next steps with regard to Public Consultation?
- What form of heating is going to be used?
- Houses were built in Oldcourt without fireplaces and people could not afford to heat them because of the price of electricity. There will be requests for fireplaces and chimneys. People like the option of an open fire.
- A lot of houses now have solar panels and I don't see why Council tenants can't have this.
- Well done with the forward thinking of providing a pedestrian access to the school; it won't be necessary to drive children to school.
- There is a group of people here who represent Theresa and Margaret Cahill and now with a new development being proposed it makes the call for a full time fire service all the stronger; Can we ask the Department to fund this?
- What is the timeframe for this development?
- Have lessons been learnt from the Parc na Sillogue development?
- Have lessons been learnt from anti-social behaviour?
- What are the parking arrangements, is it one space per house a lot of households have two cars.

The members were informed that this proposal will go to public consultation next week. At the end of this it is hoped to bring this to the Council Meeting in June. It is hoped to have a completed by September 2019. We are going to do a cost plan for the rating of the houses. There will be a minimum of an A3 rating.

There will be no flat roofs or integrated balconies; we have been conservative with the design, no frilly architecture. There will be robust raised render used for the colour areas; this is to encourage ownership of the property rather than have it all white.

One bed units will have one car parking space etc.

Robust insulation will be used, the heating will be a passive system, the Department are no longer funding units with fireplaces. They take into consideration air quality and the ozone layer.

3. To Consider the Bray Head Special Amenity Area Order Draft Management Plan 2017-2021

Stephen Fox, Executive Engineer stated that the Draft Management Plan had been circulated to the members. The plan includes trails, signage and looking at other lands in the area within a budget of €7,000.

The Special Amenity Area Order (SAAO), confirmed by An Bord Pleanala in 2008, is designed to preserve and enhance the amenity value of the lands at Bray Head, Co. Wicklow; the area covers approximately 335 Hectares (827 Acres) and is considered to be one of outstanding natural beauty.

The making of the Order provided an additional level of protection to the lands and enabled the Local Authority to set-out policy objectives to help ensure the preservation of the character of the area. It also served to de-exempt some forms of development that would otherwise be deemed as 'exempt development' under the Planning Regulations.

In confirming the Order An Bord Pleanala required the Local authority to include the following objective:

“The planning authorities shall jointly set up a management committee to manage the Special Amenity Area Order area, which shall be representative of the local authorities concerned, local community interests, including landowners and relevant environmental and conservation interests at the discretion of the local authorities. The committee shall be responsible for producing a five-year management plan for the area for monitoring environmental quality in the area and for monitoring implementation of the plan.”

The SAAO Management Committee established on foot of this requirement includes representatives from the Council, local landowners, local community groups, residents of the area, and the National Parks and Wildlife Service.

This document has been drafted by the Committee and represents the management plan for the SAAO for the 5 year period 2017 – 2021. The Management Committee is responsible for overseeing its implementation. The Plan will be reviewed annually having regard to progress and future events that may impact on the priority of works.

The members raised the following points;

- There are 17 actions listed and a lot of zeros in the resources column, how will the works be funded?
- Will there be external funding otherwise it will gather dust?
- One action is to link the Cliff Walk with the Wicklow Way via the Little Sugarloaf have the landowners agreed?
- Action 11 states to ‘investigate potential for wheelchair accessibility’ with an annual budget of €7,000, is this just for investigation or to pay for accessibility?
- We should take a pro active view of what the former Par 3 Golf Club Lands could be; it is a natural running track.
- Maybe this area could be used for a dog track?
- There are not many Special Area Amenity Orders in the country and this was a good move by the former Bray Town Council in 2007.

Mr. Fox informed the members that a lot of the mapping of trails could be carried out by satellite imagery. The mapping of trails from Bray to Greystones is pretty much there. At the moment it is not costing money only staff time It is ambitious in scope and there is a lot to do in the next 5 years. We can argue for additional funds at the time of the budget. We are just looking to put this in place and deliver at a later date.

It was agreed by all the members that this would go forward to the next meeting in Wicklow County Council for adoption.

4. To Receive the Housing Report

The members raised the following points;

- I welcome the approval received from the Department and the start date of September 2017; is there any idea of when the tenants will be able to move in?
- When will the Oldcourt works be finished, do you have a timeframe?
- The screens that are used by the Council to stop access into houses are they rented from a particular company?
- The report for Kilbride Lane should be included all the time.

The Administrative Officer informed the members that it is hoped to have a completion date around mid 2019 for Kilbride. Oldcourt will be completed approximately 18 months from the start date. The screens for the houses are rented and the figures will be circulated to the members.

5. To Receive a Report on Roads and Traffic

The members raised the following points;

- The Upper Calary Road from the Sugarloaf car park to Carrigoona approximately 1km was surfaced 3-4 years ago; the second stage was due to be carried out but did not happen due to the change of Districts. It is the worst road in the District and it is not included.
- Maybe this programme is for minor works, this area needs a major upgrade. The school bus has withdrawn its services from this road.
- There has been a massive drop in our budget since we became a District.
- The proposed footpath north of Rectory Slopes where is it going to go?
- The area from Ardmore Wood to Rectory Slopes is the only section without a footpath.
- At the end of the report it states traffic calming ramps €30,000, how do we go about this, is it something we vote on?
- We would have to agree as a Council the location rather than a figure.

The Executive Engineer informed the members that there is a shortfall in the budget for grass cutting of €24,000. In the past the price has been incredible low and in the last two years the contractors have walked off the job as they were unable to complete it. The current price of €60,000 is more reflective of the actual costs. . The Bray Head pathways funding could be used for grass cutting in the town.

The members raised the following points;

- The District does not just include the town, this has been raised in the past; equity for all areas to include Enniskerry and Kilmacanogue if this is not the case then I can't support it.
- Where are the pathways at Bray Head is it the Cliff Walk?
- It is the pathways around the Par 3 Golf course it was discussed before.
- Money to make the Cliff Walk more accessible was put away last year. It is the most popular walk in the county.
- We need to discuss this further with the District Engineer, we need more detail.
- The grass is growing as we speak we need to make a decision.
- The cost is cheaper in the long run, let's make the town look better.
- The grass cutting has not been satisfactory for a long time because the price was so low.
- It is essential that we get a better job and that the area coming into the town is well maintained.
- The total of €215,000 for the public realm discretionary funding do we have an input into that?
- When will the ongoing works on the Vevay Road be completed?
- Is there an update on the Discretionary Projects that we selected 2 years ago, such as the speed ramps in Deepdales and Raheen and the pedestrian crossing at St. Kilians'?
- To split the funding is a bad idea, the engineers assess the work that needs to be done and we vote on it. They are equipped to identify them.
- The projects and the costing need to be submitted first.
- What are the locations for the paths, signals and traffic calming?
- We are a Municipal District not a Town Council; all estates should have the same privileges.
- There are other areas that should be considered next year.
- Traditionally Bray was different; Wicklow County Council never funded this in the past.
- We could include all estates in next year's estimates and look for funding from Wicklow County Council.
- Central Government are only giving us peanuts to spend.

The Executive Engineer informed the members that the scope of the works include the weeding of the roundabouts and the edging of the Southern Cross Road to include spraying this is the only difference, other areas are not included.

The District Manager said we could agree on the figures and comeback with the projects.

6. To Receive an Update on the Florentine Centre

The District Manager informed the members that we had a workshop meeting on the Tuesday following the Council Meeting last month. The competition was discussed and the type of parameters to be set to develop the site. It was decided to take legal advice on how to draw up the competition, hopefully this will be done in the next 2-3 weeks and we will advertise shortly after that.

The members raised the following point;

- We need to move as quickly as possible.
- Is there any update on the car parking situation?
- Can a phased development be carried out for the Florentine?

The District Manager stated that parking was discussed at the workshop; we are drawing up proposals and this maybe done as a Part 8 development. We are following up on suggestions made at the workshop.

The site is too small to carry out a phased development it is not possible. We are looking at how to get this build as quickly as possible and need to take the risk out of the site.

7. To Receive an Update on the Cliff Walk Upgrade and Refurbishment

The Executive Engineer informed the members that there were discussions with the contractor in relation to the location of the site compound. We were looking at using some of Irish Rail land but we would need to talk to head office and it would make it more complicated. We are looking at using some of our own lands. Hopefully work will start in the next few weeks.

The members raised the following points;

- Can we have some details of the work that is being carried out?
- Is Greystones funding some of the works?

The Executive Engineer stated that the works entailed surface upgrades on paths, fences repaired and steps realigned along the entire walk. Funding is being provided by Community and Enterprise, Wicklow County Council.

8. To Discuss the Skateboard Park

The members raised the following points;

- I fully support this we have the funding and there is a desire for this and I would like to see a design and make an informed decision.
- There is no progress on this, is it up to the Councillors or the Administration to present us with a list of possible sites?
- The skateboarders had a lot of bad press but I would like to acknowledge the work they did on removing the graffiti on a shelter on the seafront. They showed that they are not an anti social group. This was positive action and they showed civic pride.
- The skateboarders got a lot of promises that were reneged upon. I have an idea but I am not prepared to say until further investigation is carried out.
- If you have any ideas talk to the engineer and ask him to assess it in his professional capacity.
- I just want to advance this project.

9. To Receive an Update on the Town Team

The District Administrator informed the members that the Town Team was set up last year. The Town Team which comprises of business representatives, the Superintendent, Council Officials and the Cathaoirleach of Bray Municipal District was formed earlier this year. One of the primary objectives of the Town Team initiative is to encourage more collaboration, communication and cooperation between the Local Authority and the business community.

The Town Team itself has met and has discussed items across the following four areas

Infrastructure & Public Realm
Festival & Events

Business Development
Marketing & Promotion

Some items on the Business Plan include building a free business directory on Bray.ie website, this is ongoing and we are getting together a database of businesses in the area, preparing a how to do business in bray document, developing a new town map.

We are looking at getting BIFE students to carry out a business survey in September. Students from DIT to look at retail. Historical Walking Tour in conjunction with the Bray Historical Society. Lighting the dark area at the bridge on Albert Avenue.

The members raised the following points;

- Thank you for the presentation and the work which shows that you are seriously committed to this.
- It is great to see this is being progressed; in relation to vacant shop units there is one which is visible at a high traffic location, the former ESB premises, it has been effectively dead for a number of years. It is a dead corner; can this be addressed in some way? Can we appeal to the owner?
- Can we look at a subsidised bus service around Bray when the Florentine Centre comes?
- It is a small team, objectives take work, an objective should be chosen to work on.

10. To Discuss the Naming of the River Walk

The members raised the following points;

- I was hoping to have this done in 2016 the commemorative year.
- The river walk is a great development something to be proud of; I propose that we name it after the Mulvey family Steenie and William. Steenie took part in the Easter Rising of 1916 and William took part in World War One. They lived in close proximity to the bridge.
- Stephen Mulvey was a rounded person in different areas not just know for the 1916 Rising.
- I agree this man was prepared to make the ultimate sacrifice and his family still live in Bray.
- Are you proposing both or just Steenie?
- Both, the Mulvey Walkway.
- Is this going to public consultation?
- What is the point of proposing this and the members agreeing?
- Public consultation is an excellent idea and gives everyone a fair opportunity to comment.

The District Manager informed the members that there is no formal process but it is always a good idea to go to public consultation.

It was agreed by the members to go to public consultation.

11. To Discuss the Review of the Seafront Bye Laws

It was proposed to hold a work shop at a date to be decided.

12. To Discuss the Development Contribution Scheme.

Councillor Behan stated that he was still pursuing the issue of surfacing dressing in the estates which was carried out last year because there is 7 million in the bank to be spent on capital works. We should be able to allocate a portion of this money; it is not tenable to say we can't do this work. I am looking for a little bit of flexibility, the roads foundations are under threat. The setting of the levy scheme is a matter for the members and I propose that we re-examine this.

The District Manager stated that under legislation money from the scheme can only be used for works to benefit new development. The scheme would only cover roads that the new development would cross over.

The members raised the following points;

- Can we look to see if something can be done and put this on the agenda for the next meeting/
- It is an important issue for the town.
- Perhaps going forward we can add estates that are in dire need of upgrading and future levied could go towards these agreed estates.
- This may mean that we would have to increase contributions.
- We don't want to put impediments on developments.
- If someone contributed to the fund and money was not spent on what it was supposed to could the individual look for a refund?
- This could open up a minefield; it could open up a legal challenge.
- It is still possible with a lot of good will. To keep it on the agenda will give a few weeks to see if there is some way of developing this.
- It is capital infrastructure for public roads.

It was agreed to keep this on the agenda.

13. To Receive an Update on the Old Dump at Bray Harbour

The Cathaoirleach stated that he was disappointed and annoyed that the survey carried out by Dun Laoghaire Rathdown County Council went to the press before coming before the members. The Environment Section in Wicklow County Council and Dun Laoghaire Rathdown County Council has been in contact with the Environmental Protection Agency. Bore hole trials have been carried out to identify what measures can be taken. It is low risk at the moment but erosion over the next 50 years is a main concern.

The members raised the following points;

- Swimmers are concerned and the time lapse since this first came to the attention of Dun Laoghaire Rathdown.
- The communication between Wicklow County Council and Dun Laoghaire Rathdown County Council is dreadful. We need the information this is an issue of mutual concern.
- Part of Bray is not under our control; the whole of Bray should be under the control of Wicklow County Council.
- We should write to the Cathaoirleach and C.E.O. of Dun Laoghaire Rathdown and express our frustration that the report was leaked in this way.
- It is disrespectful; the important detail is that the water is safe.
- We need to be proactive and sit down together on a regular basis.
- The Cathaoirleach of Dun Laoghaire Rathdown wants to sit down and discuss areas of mutual interest, for example the traffic issue.
- The boundary extension to the Wilford roundabout could be a long term project and would give us full control of access into the town.
- We need to set up a meeting I will talk tomorrow to the Cathaoirleach.
- It is Dun Laoghaire's problem, I second the proposal that we write to them. The dump has been sitting there for years, this needs to be treated as a matter of urgency.
- There should be funding to deal with this.

The Cathaoirleach stated that he would get a copy of the report and distribute it to the members.

14. Reports and Recommendations

15. Notices of Motion

Due to time constraints this matter was not addressed

16. Correspondence

Due to time constraints this matter was not addressed

17. Any Other Business

Traffic Workshop

The Cathaoirleach stated that he was hoping to postpone the Traffic/Transport Workshop meeting, the T11 were preparing a draft report re the N11/M50 and he wished to set a new date when this report was available.

Plaque Jane Murphy

The Cathaoirleach had spoken to the family of the late former Councillor Jane Murphy and they were happy to have a plaque place on the new boardwalk in her honour.

The members raised the following point;

- The plaque in honour of Michael Ledwidge is in dreadful condition can this be maintained?

Draft Study for a full time Fire Service

A feasibility study for a full time fire service was prepared a number of years ago can this be circulated?

Delegation Presentation Request.

A request has been received from the Friends of the Little Sugarloaf to make a delegation presentation to the councillors of Bray Municipal District.

In making this request we are keen to point out that our area of interest relates solely to the draft proposal to link the Woodies Roundabout directly to the Kilmacanogue Roundabout across the foothills of the Little Sugarloaf Mountain.

In making such a presentation, we would be keen to address the following issues:

1. The effect that such a roadway would have on all aspects of life within the Kilmacanogue Valley.
2. The difficulties posed by trying to apply a generic NRA/TII objective in a narrow valley corridor surrounded on two sides by substantial mountain masses.
3. Our views on how the various traffic management issues across the greater Bray South and Kilmacanogue areas should be resolved.
4. Our views on how the various traffic issues within Kilmacanogue village should be resolved.

We are keenly aware that the draft Bray and Kilmacanogue Local Area Plan 2017-2023 is currently at an advanced stage of development, and for this reason we are keen to meet with the Councillors of the Bray Municipal District at the earliest possible time.

We will also be making a similar petition to meet with the Wicklow County Council Planning Group who have been tasked with preparing the Local Area Plan 2017-2023.

It was agreed by the members to invite them in when the T11 study was available.

* * * *

This concluded the meeting.

Signed:

CATHAOIRLEACH

Signed:

DISTRICT ADMINISTRATOR

Dated:
