

cars and left parts of the roads untouched. Upon completion the result is that of an untidy, unfinished job with sharp loose chippings. The coarseness of the road surface is now one that presents a danger to residents particularly children. It is noisy and aesthetically unpleasant. The drains are smothered with loose chippings which will require clearing so as to ensure our estate roads will not become choked causing flooding after heavy rain. Driving over the chippings has the effect of sounding like bursting bubble wrap and is very noticeable at night. The loose chippings fly up and out from passing cars and could in fact damage cars as well as presenting a danger to children and any pedestrians in the vicinity. Because the surface is so rough, any person unfortunate enough to fall on it would be badly injured with severe cuts from the very sharp nature of the chippings. This is now a very real concern to parents of children cycling, skating, skateboarding or indeed evening running about. It is totally unsuitable for housing estates.

Photographs have been taken of the six estates and what became obvious is that they did not apply the surface dressing to the entrances. It is perhaps that there is a safety issue prohibiting loose chippings meeting adjoining roads or BMD wishes to give the impression that it is important to keep up appearances to visitors of Bray by ensuring that the initial view to the entrance of the six housing estates concerned is of the same good standard and finish as every other housing estate in Bray.

Roadway surfacing should consist of one of the following:

1. Two courses, consisting of a basecourse, 40mm minimum thickness at any point, of 20mm nominal size dense basecourse bitumen macadam and a wearing course, 25mm minimum thickness at any point, of 10mm nominal size close graded wearing course bitumen macadam, both of which should comply with BS 4987.

2. A combined wearing course and basecourse, 80mm thickness at any point, consisting of 40mm nominal size single course bitumen macadam, complying with BS 4987.

2.24 Surface Dressing Surface dressing should be carried out in accordance with the manual "Surface Dressing" published by the Department of the Environment. The binder should be cutback bitumen or cationic bitumen emulsion, complying with the specifications issued by the Department of the Environment. Other binders may be used, subject to approval.

Although subsection 2.24 refers to surface dressing in the recommendations, this type of finish is never used by developers when completing a housing estate.

Furthermore, the Bray Town Development Plan states at section 2.3.2 Regional Planning Guidelines for the Greater Dublin Area 2010- 2022, that it is a policy of the Council to facilitate the implementation of the 'Regional Planning Guidelines, Greater Dublin Area, 2010-2022'.

2.3 Strategic Planning Context The spatial pattern of development in Bray must conform to the strategies outlined in the 'National Spatial Strategy' (2002-2020) and the 'Regional Planning Guidelines for the Greater Dublin Area, 2010- 2022' as above. All forms of development must conform to the principles of sustainable development.

The Greater Dublin Area is comprised of 7 local authority areas, including Dublin City, and South Dublin, Dun Laoghaire Rathdown, Fingal, Kildare, Meath and Wicklow Counties.

If South County Dublin Council together with other National County Councils, state quite specifically that surface dressing is an unacceptable road surface in housing developments together with the fact that all housing estates in Bray, already taken in charge, have had their roads completed in a manner that complies with Section 2, subsection 2.23 of Recommendations for Site Development Works for Housing Estates and not subsection 2.24 surface dressing, then it is reasonable to conclude that surface dressing is unacceptable to this council as a suitable road surface for housing estates.

We would like enquire how much it cost to carry out the works in the six housing estates and how much it would have cost to resurface the estates to a satisfactory level. Residents feel it would have been better to repair one estate properly and hold off until finance became available to complete the others.

We are now appealing to you tonight, our elected representatives, to assist us in our predicament and vote in favour of securing funding to remedy the pitiful condition of our estate roads as soon as possible.

The members raised the following points:

- Thank you for your presentation; it is a well researched, presented document. This type of surface dressing is unsuitable for residential estates.
- What are the costs of surface dressing versus proper dressing?

- Where can we get this funding from?
- Sloppy work was carried out and was also left unfinished.
- It is dangerous for children as the loose chippings could cause an injury. There could be liability issues for the Council and we should bear this in mind.
- I don't understand why the entrances were not included.
- I would be happy if the estates were finished properly one by one as funding became available.
- Thank you for bringing this to our attention; it is public money being spent; it is public money being wasted.
- Public money belongs to everyone.
- Chippings are still piled in various places; we need to work with the resident associations if we are to succeed as a Council.
- It is an informative presentation; this type of work is not suitable for urban areas.
- The decision was made on the cost issue.
- I would not be satisfied with the nature of the work; have we used this contractor before? If so were we satisfied with the work in the past?
- We should have assistance from Wicklow County Council in overseeing these works.
- Bray Town Council had four engineers in the old days; staff has been cut to nothing at this stage.
- I could understand if this was a once off and the first time it was used but this type of surfacing was carried out on the Newcourt Road a number of years ago and it was an absolute disaster. Chippings went into shores and hit cars. We pay engineers to make decisions and common sense should have ensured that this never happen again.
- It is a cheap job and will cost more to fix; lessons have not been learned from the past. We should make this a policy issue; it was unsuccessful everywhere it was tried. We should ensure tonight that it never happens again.
- What has happened is the destruction of areas in estates; is anything being done to fix this?
- Communication should be maintained between the Council and the residents associations.
- I propose that we do not attempt to this type of surface in estates again.
- We are like a parish Council; the person responsible is Phil Hogan who left a mess behind.
- We pay the highest property rates in the County and are not able to spend it on services.
- I don't blame the engineers or the reduced staff.
- We need a presentation from the Council, we are kind of guessing, we need answers first.
- We need to link in with the residents associations; when will this be put right?

The District Manger thanked Ms. O'Leary and Mr. Keogh on a well researched presentation. The Taking in Charge policy refers to new roads and is conditioned during planning. Taking in Charge is not the same as maintenance. Maintenance is the most important thing to keep water from getting under the surface. The subgrade clay area needs to be dry; bitumen can dry and crack over a period of time. Then potholes can occur. Surface dressing is a time tested method of preventing this and costs approximately €2.50m² as opposed to €20m². If we get the money then we will be happy to spend it.

The entrances will be treated with bitumen macadam; the edges of the roads were not included in these works as there is not as much stress on this part of the road due to the kerbs. Drainage has to be maintained.

I am not sure what work this contractor has previously carried out. It is not shoddy work and we have done the best with the funding we have.

The Cathaoirleach summarized as follows, that surface dressing prolongs the life of the road. Taking in Charge is different than maintenance of roads. The difference in the cost of dressings is 8-10 times more expensive. The issue is to try and find funding and this is a decision that the members will have to make. The budget meeting in Wicklow County Council is on 28th November and we could look for funding then.

Councillor Behan stated that before the amalgamation Bray had millions of capital in funds, most of this was transferred to Wicklow County Council and we have not seen light of it since. I propose that we look for some of this money back from Wicklow County Council to get this work done.

This was agreed.

The District Manager stated that this money was development levies and was for capital works not maintenance.

Councillor Behan proposed that it would be policy that this type of surface dressing would never be carried out again and Councillor Vance seconded the proposal.

The members raised the following points:

- What would be the implications of this policy to say never again?
- Could we make an amendment that it could be carried out if the residents of an estate were in agreement?
- I don't know how this would work in reality; any input from the community is always welcome.
- Can we make policy for Bray that would not be binding for the rest of the District?
- It is not suitable for urban areas; if we want a bit of class about the place; we need quality work.
- These areas should be fully restored subject to available funding.
- Can we have a report from the officials informing us if road works are proposed so we know what is happening?

The members voted as follows in relation to never using this type of surface dressing in Bray again.

	<i>For</i>	<i>Against</i>
<i>Councillor John Behan</i>	√	
<i>Councillor Christopher Fox</i>		√
<i>Councillor Steven Matthews</i>		√
<i>Councillor Oliver O'Brien</i>	√	
<i>Councillor Michael O'Connor</i>	√	
<i>Councillor John Ryan</i>		√
<i>Councillor Brendan Thornhill</i>	√	
<i>Councillor Pat Vance</i>	√	
Total	5	3

Councillor Behan made the following points.

1. The six estates are in a mess how are we going to rectify this and what funding is available for this work? This needs to be sorted out once and for all tonight.
2. How to avoid this ever happening again and that money should be spent in the town that it is raised.
3. Decide never to use this type of surface dressing again and fight to get the money back from Wicklow County Council and from the Department.

The members agreed

3. To Consider the Housing Report

Mr. Joe Lane, Director of Services, Housing and Corporate Estate and Shelly Barrett informed the members of the following.

There is currently a Part 8 proposal on display for Kilmantin Place. This proposal consists of the following;

- To demolish the existing derelict house.
- Construct a 2 storey apartment block consisting of 4 one bed apartments with connections to existing public services, water supply, foul and surface water disposal systems, 2 car parking spaces and all associated site works.

Submissions or observations may be made on or before 19th December 2016.

We currently have five Part 8 proposals on display and hope to have these on the agenda for the January Meeting. We need to get approval as soon as possible and get back to the Department. The development at 'Murphy's Land' for 42 units is currently with the consultants at the tender stage.

Sugarloaf Crescent plans in Kilmacanogue, the land cost was zero are currently with the Department.

The proposal at O'Byrne has gone back to one house and this is being prepared in-house and we hope to tender early in 2017.

It is important to deal with schemes on the ground before going to the Department with new schemes.

The members raised the following points:

- Can we request copies of any documents going for public consultation we need this information.
- What is the timeframe for the works on Murphy's Land?
- How many units are needed in Bray?

The Director informed the members that if everything goes alright in relation to Murphy's Land we hope to start on site in June 2017 with completion in March 2019. The number of units needed in Bray is 950 plus.

The members raised the following points:

- No wonder there is a housing crisis, the Department moves so slowly.
- It is very disappointing for people who are already making representations for these houses.
- Things are at a crawl, we must put some pressure on our party colleagues in Government to get things moving.
- Hundreds of people are putting their hopes on getting a house on Murphy's Land.
- I am shocked to hear that it will be 8 months before this project starts.
- A number of people who have a strong housing need have been taken off the list or refused a place on the list.
- The income level set by the Government is grossly unfair. The waiting lists are artificially being made shorter.
- I have received correspondence regarding anti-social behaviour in a Council estate. What is the level of inter action between the Council and tenants?
- What is the level of inspections?

Oldcourt Energy Efficiency Works

- When will the work begin?

The Administrative Officer informed the members that in relation to Oldcourt it is proposed to use a 'Framework of Contractors' rather than open tenders. Tenders are out at the moment and the deadline is 29th November 2016. We will then revert to the Department. I have spoken briefly to the residents in relation to the works.

When a tenant moves in a full meeting is held informing them what is acceptable and not acceptable, they are given a tenants handbook. The Estate Development Officer is free to meet with anyone who has any concerns at any time. People sometimes confuse anti-social behaviour with criminal behaviour and this could be a matter for the Gardai. Our priority is to house people peacefully together and not go down the route of eviction. We are dependent on the engagement of the public.

It was decided that anti social behaviour should be discussed with the Housing Administrator and not at a Council Meeting.

Councillor Fox wished to put on record that the family of Shane Vickers in Kilmacanogue wished to thank Joe Lane and all his staff for the help given to facilitate the conversion of Shane's home to enable his return home after his accident.

4. To Consider the Draft Budgetary Plan for the Municipal District of Bray for the Financial Year ending 31st December 2017.

The District Administrator informed the members it is a reserved function of the members of a Municipal District to adopt the draft budgetary plan with or without amendment. The draft budgetary plan as adopted by the Municipal District members will be taken account of in preparing the Draft Local Authority Budge. It will also be included in the Schedule of General Municipal Works 2017 to be considered by the Municipal Districts in December/January.

The members raised the following points:

- Only €70,500 for Bray out of €21,141,431, when we are by far the largest contributor to the County Council. To discuss this is a farce.
- It is just a formality

The members voted as follows on whether to adopt the Draft Budgetary Plan for the Municipal District of Bray for the Financial Year ending 31st December 2017.

	<i>For</i>	<i>Against</i>
<i>Councillor John Behan</i>		√
<i>Councillor Christopher Fox</i>	√	
<i>Councillor Steven Matthews</i>	√	
<i>Councillor Oliver O'Brien</i>		√
<i>Councillor Michael O'Connor</i>		√
<i>Councillor John Ryan</i>	√	
<i>Councillor Brendan Thornhill</i>	√	
<i>Councillor Pat Vance</i>	√	
Total	5	3

The Draft Budgetary Plan was adopted by 5 votes to 3.

5. To Receive an Update on the Taxi Stands Review

The Executive Engineer informed the members that the report of the District Engineer was previously circulated, with the following recommendation.

Having regard to the benefits of the changes in terms of road safety and the provision of clarity to drivers and customers, the immediate removal of the existing 5 space appointed stand on the west side of Strand Road and replacement with the 8 space appointed stand on the east side of Strand Road is recommended. In view of the submissions made, it is further recommended that a subsidiary appointed stand be again included north of Sidmonton Avenue at the coach parking locations from 22:30pm to

8:30am only. It is considered likely that there will be little demand for coach parking during this period. The revised draft "Bray Town Appointed Stands Bye-Laws 2016" are attached.

The members raised the following points;

- Is there any provision to accommodate hackneys?
- 8 spaces 24 hours a day seems excessive.
- Four during the day would be plenty.
- I am surprised that only two of the submissions received were from taxi drivers in Bray.
- We have lost parking spaces, the taxi service is important for tourism.

The Executive Engineer informed the members that hackneys are accommodated at the area north of Sidminton Avenue from 10.30pm to 8.30am

It was proposed to adopt the Taxi Stand Bye Laws with the following amendment to change the timeframe of 8 appointed stands on the East side of Strand Road to 6.30pm to 7.30am.

The members voted as follows.

	<i>For</i>	<i>Against</i>
<i>Councillor John Behan</i>	√	
<i>Councillor Christopher Fox</i>	√	
<i>Councillor Steven Matthews</i>	√	
<i>Councillor Oliver O'Brien</i>	√	
<i>Councillor Michael O'Connor</i>	√	
<i>Councillor John Ryan</i>	√	
<i>Councillor Brendan Thornhill</i>	√	
<i>Councillor Pat Vance</i>	√	
Total	8	0

6. To Receive a Report on Roads and Traffic (to include members projects update).

The Executive Engineer informed the members that the District Engineer had previously circulated a report.

The members raised the following points;

- I proposed a pedestrian crossing at Springfield is there any update on this?
- Is there any update on the traffic calming at Raheen Park?
- Is there any update on the car park beside the Remembrance Garden in Kilmacanogue?
- The cycle lane for the Aquarium to the North car park can we have some signage in place to let people know it is a cycle lane?

The members were informed that at the junction of Putland and Vevay Road a sign for Dublin will be installed.

7. To Discuss the Use of the Carlisle Grounds by Rugby League Ireland.

The District Administrator informed the members of the following.

Bray Wanderers in discussion with Rugby League Ireland made a request for the use of the Carlisle Grounds for 4 Rugby League games in the Grounds in 2016. The Lease states that the user is permitted to use the premises for the uses described in the Seventh Schedule (User) of the lease. The Seventh Schedule which relates to User states that the sport of football (soccer) is permitted and subject to the

terms of this lease and any permits or authorisations necessary pursuant to statute or otherwise related activities normally associated with a football club including the sale of light refreshments on days of matches.

The lease also states that the land be used for no other purpose save with the Landlords i.e. Wicklow County Council written consent at the absolute discretion of the Landlord. Bray Municipal District officials engaged in discussions with the Law Agent in Wicklow County Council and while Bray Wanderers have the appropriate insurances in place the Law Agent also requested that the appropriate insurance indemnity be furnished by Rugby League Ireland. It is the intention that a license be granted by Wicklow County Council as an executive function for this request as it is a reasonable use of an existing sports facility. It is proposed to review this licence at the end of 2017.

The members raised the following points;

- The District Administrator left out the most important word; it is the sport of football and in brackets 'soccer'. Soccer is the sport that is played there, this is not about rugby but the future of the Carlisle Grounds.
- The lease cannot be changed by an unelected member of the Council.
- Rugby League is a different sport; there is no report or legal advice received.
- I am asking that we reject any attempts to change the terms of the lease; many people are concerned about the future of the Carlisle Grounds.
- Is anyone aware of any incentive for Bray Wanderers to move from the premises and to develop a building project?
- Anything could happen with a change of committee that why a sporting lease was given to Bray Wanderers.
- The Carlisle Grounds was not always used as a soccer ground; it was also used by the G.A.A., carnivals and circuses.
- The purpose of the lease was to secure the grounds for sport and football in the town and stop development. Senior Counsel was engaged to draw up the lease.
- I have no problem with 4 games of rugby a year, funding is needed to keep the club going. This takes a huge amount of money, it is not a money making exercise.
- I have no issue as long as the money goes to Bray Wanderers to keep the club going.
- It is up to us to help keep a league of Ireland club in the town.
- I am totally opposed to development but if someone offered a huge amount of money to develop something beneficial to the town then it would have to be looked at.
- We own the Carlisle Grounds and have total control.
- I attended a recent rugby league match which was attended by about 1,000 people. A lot of visitors headed to the Main Street, this is a positive thing for the town.
- The viability of Bray Wanderers is important and if these matches assist this then I would support it.
- There is discretion without compromising the lease.
- People are concerned that the lease is being undermined.
- Schedule 7 does specify soccer but other uses are permitted with the permission of the Council.
- I would not support development, it is a sporting lease and other sports could be permitted; any changes would be a matter for the members.
- We need green space in the centre of the town; other clubs have disappeared as lands were developed.
- Something similar happened in the U.K.
- I would like to congratulate Bray Wanderers for their sporting success during the year and their position in the league.
- Who is the tenant? Is it Bray Wanderers, a Board of Directors or shareholders?

The District Administrator stated that the lease is granted to Bray Wanderers.

The District Manager stated that there were two deeds of variation, the mast and the car park. Nothing can happen without the written permission of the landlord. No approach has been made to us regarding development. If a dream proposal came up then we would have to look at it. We have always sought the advice of Legal Counsel.

8. To Discuss the Process/Timeframe for the Local Area Plan

Due to time constraints this matter was not addressed

9. To Receive an Update on the Florentine Centre

Due to time constraints this matter was not addressed

10. To Receive an Update on the Harbour Area

Due to time constraints this matter was not addressed

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

Due to time constraints this matter was not addressed

12. To Receive an Update on the Skateboard Park

Due to time constraints this matter was not addressed

13. To Discuss the Naming of the River Walk

Due to time constraints this matter was not addressed

14. To Discuss the Review of the Seafront Bye Laws

Due to time constraints this matter was not addressed

15. To Receive an Update on the Town Team

Due to time constraints this matter was not addressed

16. To Nominate a Representative to the Mermaid Board

Due to time constraints this matter was not addressed

17. Notices of Motion

Due to time constraints this matter was not addressed

18. Correspondence

The District Administrator stated that he has received a letter from Ardmore Rovers requesting an opportunity to make a presentation to the members at next month's meeting.

The members agreed.

19. Any Other Business

The Cathaoirleach congratulated Bray Emmet's on their latest win, stating that he should have stated this at the beginning of the meeting.

* * * *

This concluded the meeting.

Signed:

CATHAOIRLEACH

Signed:

DISTRICT ADMINISTRATOR

Dated:
