

**Minutes of the Ordinary Meeting of the Municipal District of Bray held in the Council Chamber,
Town Hall, Bray on Tuesday 6th December 2016 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. Liam Bourke, District Engineer
Ms. Triona Irving, Administrative Officer**

Absent

Apologies:

A Vote of Sympathy was extended to the families of Jim Connors and Gary Cafferkey who had recently passed away. A minute's silence was observed, as a mark of respect.

At this point Councillor O'Connor requested a suspension of standing orders to discuss two issues.

- 1) The People's Park, various developments and the plans regarding an access road to the river.
- 2) The ongoing issue with the Carlisle Grounds.

The Cathaoirleach declined the request stating that both matter were already on the agenda under items 4 and 18.

1. Confirmation of Minutes of the Ordinary Meeting dated 8th November 2016.

Councillor Fox proposed confirmation of the minutes of the Ordinary Meeting of the Municipal District of Bray dated 8th November 2016 and Councillor Behan seconded the proposal.

2. To Receive a presentation from Ardmore Rovers

The members received the following presentation from Declan Cobbe and Niall Benson.

Recommendation of 2020 Steering Group - Club Development Plan

Introduction – Our Club

- **Ardmore Rovers FC** was founded in 1979, as a voluntary organisation providing soccer football for boys and girls in the Bray area.
- It is the largest soccer club in North Wicklow with a current playing membership of **595** children and young adults
- **38** teams operating in both junior and senior Leinster leagues.
 - Cubs **(4-7yrs – 100+)**
 - U8-U9 **(7 Teams)**
 - U10-U11 **(10 Teams)**
 - U12-U14 **(11 Teams)**
 - U14-U17 **(8 Teams)**
 - U19 & Senior **(2 Teams)**
- **102** voluntary officials are involved in the day-to-day management, administration, and coaching of teams.

- The club has strong links with local schools and local voluntary groups; it has been built on a solid foundation of community involvement.
- The club is funded by members' subscriptions, through local sponsorship and through fund raising activities.

Current facilities

- We currently use **8** locations in Bray for training facilities
 - St Thomas's Secondary School
 - St Brendan's Secondary School
 - St Kilian's Secondary School
 - Loreto Covent – All Weather Facility
 - Berryfield Park
 - Ballywaltrim Recreational facility
 - People's Park Bray – shared facility
 - Presentation College Bray
- We hold our match day fixtures at **3** Primary facilities
 - Ballywaltrim Recreational facility
 - People's Park Bray
 - St Kilians

Why are we here?

Level of demand for facilities

Each year, our Cubs academy **enrols 100 new members**, even with natural attrition and progression of teams the club will continue to grow by 1 team per age group

We will also expand to meet the needs of school girls

By 2020 the club will have more than 775 playing members, are total membership will be more than 1250 through introduction of non-playing membership in 2017

Limitations of current facilities

1. This lack of a home ground has diluted and fragmented the club's efforts to develop its own facilities.
2. Multiple locations have obstructed the club from securing capital grants and other government funds.
3. All of the primary locations are operating at full capacity and the constant over usage of these facilities results in regular pitch closures and postponed matches.
4. Shared users of multiple locations is proving difficult to manage on a day to day basis and secure suitable insurance.
5. Club is missing a home to flourish and maximise the potential of its membership

Goal

Current available options

1. Private Lands
2. Partnership with Bray / Wicklow Municipal District -

We would welcome the opportunity to look at both options with the Council in the town development plan. Currently there seem to be no suitable site available within the Bray central location.

A Greenfield option in Partnership with Bray / Wicklow Municipal District - would enable a Complete Facility covering our current membership/team requirement with room for growth and expansion.

Funding

1. As a club of over 590 members we have the ability to raise funds through our Fundraising committee this is aided with the help and support of the parents and extended family members of the club. Sponsorships and partnerships throughout the town with local businesses is also a viable option for raising funds.
2. As a capital project we would be entitled to apply for government grants to help fund the project.

The members raised the following points:

- You are welcome and thank you for your presentation; I have great admiration for anybody who puts in the effort on a voluntary basis.
- I always support sporting clubs within our limited resources.
- We are in the process of our development plan and we should be looking at the needs of our community/sporting community.

- Maybe regional sporting facilities probably outside the town; there is a huge need and demand out there.
- Identifying and rezoning a piece of land would be my goal.
- We owe you a great debt for the work you carry out for the community; it is disgraceful that you are going from pillar to post using facilities.
- Other countries have prime facilities and we should push this.
- The field beside the River Dargle highlighted in the presentation from SWAP could be a possible location; the youth of Ireland depend on these facilities.
- Your teams are a credit to your club; they are very professional.
- Land is in short supply in Bray and Bray is fully developed within its confines. We should look at developing facilities outside the town.
- With approximately 3,000 units coming there needs to be some sort of community gain.
- Hopefully we can deliver on the lands you require in the development plan.
- It would cost a fortune if your services were supplied by the state; you are a catalyst for proper facilities to be provided. We need to work together.
- People who give up their time voluntarily have to be commended, we need to co-operate to progress this.
- Ardmore and Bray Wanderers were linked up then the management of Bray Wanderers changed; now they are linked up with St. Joseph's can you comment on what happened?

We were surprised and disappointed when Bray Wanderers linked up with St. Joseph's. We found out on facebook, we did not break any links. We focused on other things; we did not want to start a war in the public media. We have made our disappointment known to Bray Wanderers.

The Cathaoirleach stated the following; you need a fixed base in order to obtain grants and local sponsorship. Such a sporting facility is needed in a town of this size. You should carry out a detailed needs assessment. I know you have been lobbying and looking for a base for years. You should make a submission on the Development Plan this would assist us.

At this point Councillor O'Connor requested that agenda item number 4 be moved up the agenda. The Cathaoirleach stated that the agenda would remain as is as some items have already been carried over from November.

3. To Receive a Deputation from Ardmore Studios Employees

The members received the following deputation from Nicky McManus, Graham Waters, Gavin Murray.

We had a meeting with the local TD's and Mary Mitchell O'Connor because we heard that the sale of Ardmore Studios would be unconditional. We were told that the Government would retain its stake of 31.6% as long as it does not hinder the sale.

It is essential to secure investment and keep Ardmore Studios in the area. The film industry has a preference for the east coast. The major studios are based in London and Dublin these are the film hubs. Pinewood Studios is booked solidly for the next 8 years.

We need support and for the zoning to remain.

Huge amounts of jobs are provided both directly and indirectly in the area by the studios.

What process would a purchaser have to go through to re-zone the land?

In an ideal world what scope is there to grow the industry?

The members raised the following points:

- I was concerned when the sale of the studios first came to light, it is a keystone of Bray
- I welcome the fact that Mary Mitchell O'Connor states that the Government will retain its stake.
- There are a number of factors outside our control but rezoning a site is in our remit.
- We have already approved the exemption of developments levies for film studios.
- This site would have huge commercial value if the zoning is changed and I will not support this.

- I welcome the retention of the ownership by Enterprise Ireland.
- There has been investment in this industry in the last couple of years.
- If the Killruddery area was looked at I would not give it carte blanche; location is the key, I would remain open at this stage.
- You represent hundreds of workers, there are very few indigenous industries in the town.
- It is essential that we do everything in our power.
- I would like clarification on the letter from Enterprise Ireland dated 28th November which stated that *'to date Enterprise Ireland has not placed any pre-conditions on the pending sale of Ardmore Studios due to the existence of planning restrictions on the site which safe guard its use as a film making studio into the future'* are they trying to get off the hook saying that planning will take care of this issue, we need a lot more on public record.
- I said in Wicklow County Council a few weeks ago 'over my dead body', Mary Mitchell O'Connor gave certain assurances, it is a governmental matter.
- Ardmore Studios plays a vital part in the economy of the county.
- There is an area zoned residential at the moment it is known as 'Lowes Haulage Yard'. I propose this area is for film use only and ask the Councillors to support this.
- We had the Bray Economic Think Tank and the Wicklow Economic Think Tank, one of the key things that came from that was the film industry and how to grow and develop it to capacity.
- The C.E.O. of Ardmore Studios came to a meeting in Wicklow County Council at a time when there was talk of it moving to Limerick stating that this was not happening. A few weeks later she moved to Limerick. Technically we were not misled. We need to improve this development, create more jobs; it is an integral part of Bray.
- We are all in agreement; all the Councillors should send a letter to the Government stating that we are 100% against the rezoning of Ardmore.

The Cathaoirleach stated the following, you have national and local support and this must be conveyed through the relevant department. I would like to see something in writing; the devil is in the detail. It is a viable industry and there is huge demand for it. There is huge support for the studio in Ashford and I believe there is the same support for Ardmore. Both studios complement each other. We pass the Local Area Plan and this goes to Wicklow County Council, it would be a good idea if you make a submission on the draft plan.

4. To Receive a Report on Proposes Part 8's at County Brook and River Lane

The following presentation was made by Marc Devereux, Senior Engineer, Wicklow County Council.

This presentation is about

1. A proposed Part 8 scheme: Works at County Brook, Dargle Road
2. Maintenance Access at River Lane (West End of People's Park)
3. Landscape "Finishes" at the Boardwalk at the East End

The County Brook was not included in the River Dargle Flood Defence Scheme. It is a tributary of the River Dargle. It bursts its banks on average once a year (between the M11 and Blind Lane)

The County Brook Scheme will consist of

1. Realign channel, taking out 1m diameter pipe behind houses
2. Open up old overflow chamber and construct new overflow weir
3. Construct new earth embankment along south side of Brook
4. Construct new 15m long weir and new overflow chamber
5. Lay new 2 number 1.35m diameter overflow from just upstream of Blind Lane
6. Construct flow restrictor just upstream of Blind Lane
7. Re plant and landscape affected area.

The plan is to advertise immediately and bring to the February meeting of Wicklow County Council as a Part 8 proposal. There will be an opportunity for members of public and Councillors to comment.

The Council vote on proposal.

Maintenance Access at River Lane

The EIS for RDFDS doesn't refer to access for maintenance

Proposals

1. Ramp built into new river wall at location of previous ramp
2. De-mountable piece of wall at top of ramp
3. Railings around ramp wall to prevent someone falling over
4. Access via River Lane or Peoples Park (may need to reinforce grass)

Landscape "Finishes" at the Boardwalk at the East End of Peoples Park

The RDFDS EIS anticipated a Boardwalk from near Fran O'Toole Bridge to the People's Park It is almost completed.

The plan here is to pave the area where the ramp from the boardwalk joins People's Park and then erect a pair of gates sympathetic with the existing railings.

The plan is to complete paving, railings to ramp, planting, lighting to paved area only, connect hoggen path to gates and to ex path along Dargle Road, railings either side of gates and piers then gates by early next year.

The members raised the following points;

- We should acknowledge that those who live closest to the works have suffered a lot due to the noise, dust and loss of amenity. They have shown great patience. They have shown great co-operation and I am sure they are glad that it is coming to the end.
- This is all news to everyone here, something has to be done to the County Brook.
- Is there an access road, the worst is that there has been no public consultation; the residents want the area to be returned to its original state.
- It is not good enough to produce these plans riding rough shod over the residents.
- The deeds to the park appear to have gone missing; can copies be made available to the Councillors at the earliest opportunity?
- Marc is a very presentable and approachable Council Official but I found it very hard to understand your presentation.
- It is difficult to visualise what it will look like when it is built.
- People should be able to understand, but I don't think we got it here tonight. More work needs to be done to make it understandable for the ordinary individual.
- The common thread is that people feel they have been excluded.
- It would be a tragedy if the people feel alienated.
- More work needs to be done it is our duty to set up a forum where members of the public can engage, I ask you Cathaoirleach to chair it to ensure that the residents are happy with what is happen.
- There has been no input into the Boardwalk, I don't remember seeing a plan for paving an area in the People's Park.
- The path from the entrance at the bridge to the entrance to the park appears to be 10 feet wider, it will not be possible to park along the road.
- This stretch of the Lower Dargle Road will be closed for approximately 6 weeks, the public have a right to make a submission.
- We need to win the confidence of the people most affected.
- When the River Dargle Flood works were being drawn up the County Brook was not included and a lot of Councillors worked extremely hard for this work to be included in the scheme.
- It is unbelievable the work that has been carried out, it is the biggest scheme in the Country.
- I never thought we would get such a scheme, it is magnificent.
- We are at the final stage and it is unbelievable that we have disharmony at this stage.

- I do think we need to communicate a lot more with people.
- We are within touching distance of completing a magnificent job; it should not be taken for granted.
- I understand that there has been a lot of communication over the years.
- 90% of the people would agree if they understood; if we could see a mock up we would feel we were better informed to make a decision.
- I would second the idea of a forum.
- We need to address fears, concerns and accusations.
- Everyone around this table wants what is best for Bray and we need to bring others along with us.
- In the original plan how did we envisage the area?
- What would be the maintenance schedule?
- Are there other access options?
- What if we refuse, what are the implications?
- The work at the County Brook is absolutely necessary.
- Would it be possible to get a drawing to see what the finished proposal would look like?

Marc Devereux apologised if the presentation was not clear; the proposal for River Lane is to recreate the ramp that was always there. The purpose of this ramp would be to access the river to realign or remove gravel on the river bed. If we don't carry out the maintenance works then over time the Flood Scheme will not work or operate as designed. We have to ensure that capacity is maintained. We are at the mercy of the weather. There is only a certain timeframe within which we can carry the maintenance works. The River Lane access ramp would be up and over the wall rather than having a demountable wall or access along a hoggin path reinforced and grassed running along the existing path parallel to River Lane. This will prevent a vehicle sinking into the grass. River Lane is a public road and we can drive trucks along there.

The park will effectively be restored to its original state. I take offense at the mention of the lack of public consultation. I am here talking to you and I will attend any meeting when I am asked. I brought a handful of drawings here tonight; I could not present them all here tonight. It is quite clear we can use the existing road or use the path. This scheme will be built on budget and we are on target.

The paved area is at the end of the boardwalk into the park i.e. at the edge of the park.

The footpath edge from the bridge is as before, we have widened the footpath at the wall side by moving the wall by approximately a metre. Parking will remain and the road will be resurfaced. The island crossing at the bridge will be replaced.

The Cathaoirleach stated that he thought that the forum was a good idea if Councillor Behan wished to set it up. He was already on the Environmental Monitoring Committee and has been in touch with residents on a daily basis he felt that he was already participating in a forum.

5. To Receive the Housing report

The members raised the following points;

- What is the update in relation to Oldcourt, where is it at?
- There are 8 houses boarded up, what is the timeframe for completion?
- A fuse board in Oldcourt went on fire recently, luckily it happened during the day. The Council officials responded quickly, have other fuse boards in the estate been checked?
- Is there any update on Murphy's lands?

The Administrative Officer informed the members that the tender process is complete for Oldcourt and a recommendation has been made to the Chief Executive Officer to appoint the consultant.

Tendering will be from a framework panel.

The Housing Engineer is on leave and I don't have the information to hand regarding the fuseboard.

Murphy's Land is being dealt with centrally and I don't have a date to hand. I will request that the information is circulated to the members.

6. To Receive a Report on Roads and Traffic.

The members raised the following points;

- The works at O'Byrne Road why were they not carried out at the same time as the ones on Vevay Road?
- I welcome the works that have been carried out on the R755 Calary Upper and the removal of a dangerous corner in this area.
- There was an issue with a family on the Ballyman Road has this been resolved?
- The surface dressing on the Herbert Road that was not completed is this as a result of the decision taken at the last meeting?
- Can the leaves on the footpaths in Enniskerry be cleaned?
- The Residents at Galtrim and Sidmonton have complimented the Council on the work carried out in their area.
- 7,000 more vehicles are using the N11/M50 than this time last year, we need to put pressure on to deal with this. It is at breaking point; we need to elevate this issue, action needs to be taken. Maybe this is something that can be dealt with at the S.P.C.
- We could discuss this at a workshop meeting.
- We have talked to the Department of Environment, the TII and requested that the traffic situation be looked at. We are hoping to have a response presently.

The Cathaoirleach stated that the residents of Sugarloaf Crescent thanked the Council for the tree pruning work carried out in the estate.

The District Engineer informed the members that further repairs have to be carried out north of O'Byrne Road and combined with the area repaired this year it is intended that this area will be resurfaced next year.

The work on the Ballyman Road/County Border was carried out by development levies from the Dun Laoghaire Golf Club development. The drainage issue and steep incline still needs to be resolved. The works on the Herbert Road were not completed due to weather conditions.

At this point Councillor Thornhill proposed a time extension and this was agreed.

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

The District Manager informed the members that there was a public consultation meeting held in October. The submission date has closed. A short report will be presented to the members hopefully after Christmas in January, depending on staff resources. At this meeting the members will be presented with documents, maps etc. it is proposed to have the draft on display around April/May, at this stage the 39 week process begins. The plan will be on display for 6 weeks during which submissions can be made. After this a report will be prepared for the members. Another 6 weeks to consider and then the members can make amendments. It will then go on display for 4 weeks. Hopefully the process will be complete by the Autumn.

8. To Receive an Update on the Florentine Centre

The District Administrator informed the members that an inspector from the Board carried out an inspection of the houses on Eglinton Road. We are hoping for a decision by the 12th January 2017 but the Board are not bound by deadlines. We are hoping for a positive decision and to build as soon as possible. Members and citizens will have seen the advertisement in the paper looking for partners. We are getting a lot of press coverage and a lot of interest is being shown. Savills are listening to issues and to groups to see what they have to offer. We will hold a workshop later for the members.

The Cathaoirleach stated that it was great to focus on something positive for the town.

At this point it was decided to defer items 9, 10 and 11.

9. To Receive an Update on the Blue Flag

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

The members raised the following points;

- This is a hugely controversial issue, I thought that the process was to develop a proposal and put it on public display to get a reaction. It is clear that people are already opposed to it.
- We should step back and consider what we are trying to achieve.
- If this is to happen it will need the support of the residents living closest to it.
- I suggest the harbour area which is undeveloped, this would be an ideal location.
- A harbour users group has been set up and we should liaise with them.
- It should not be located in another area and we should look at this as part of the Harbour Master Plan.
- My concern is if we wait for the Harbour Master Plan how long will the Skateboarders be waiting?
- This is the only way forward and we have not done any work in engaging a consultant. The brief needs to be re-examined.
- We vote on a number of possible locations and the People's Park was left by default.
- It is not welcome there and it is important that the People's Park is taken off the agenda.
- The officials are doing their best to get things done; my preference would be the seafront.
- When this process started I told people what would happen. The Skateboarders have been led to the top of the mountain and deserted.
- People have been sold two pups, the Skateboarders and the residents in the little Bray area. It is a debacle.
- Members did propose the People's Park on the night; I said I had reservations at the time. Some who were in favour are now changing their minds and recommending other area in the town.
- I accept if we made a mistake but I will not support this for the seafront area.
- Greystones park is not in the town, we should look at the way they have done this.
- We have to get a balance, my choice would be Ballywaltrim beside the playground.
- It is quite obvious that it is not wanted in the People's Park; we should just draw a line through it and forget it.
- I am not in favour of generic locations; are we going to purchase land in the harbour area?
- The seafront is to non-specific.
- I did consider the People's Park but I have changed my mind based on the fact that the local residents do not support it.
- It is not up to the Councillors, the officials should draw up a list of suitable locations.
- We all agreed to get a design drawn up for the People's Park and we should take the responsibility.
- We should look at the criteria there is no perfect scenario.
- I am disappointed at the way that people have been whipped up; it is like them against us. We want to make good decisions for the people of Bray.
- We need to work together to see if it is possible to find a location.
- The Skateboarders gave us a presentation and left here with an expectation. We sought and got funding. We asked the District Engineer to put forward a number of locations. We agreed on the People's Park but no one said lets impose this on the people.
- We need action for the town, we don't want to sit here and do nothing at all.
- Can we proceed with a design?

The District Manager stated that the executive has been left in a difficult situation; we suggested 4 available sites. There is no available land at the harbour, don't give us an impossible task. Give us some

idea of what you have in mind, give us some pointers. Not a task that we have no hope in being able to achieve. A design is dependent on the site i.e. it is site specific.

It was agreed to have this item on the agenda in January.

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

Due to time constraints this matter was not addressed

19. Any Other Business

Wicklow Hospice

Councillor Vance informed the members that at the Protocol Meeting in Wicklow it emerged that the Wicklow Hospice was 1 million short. The committee has made an unbelievable effort fundraising and we were never asked to contribute one penny. It was suggested that each Municipal District make a contribution of €10,000 per Municipal District, out of the municipal district fund to the Wicklow Hospice. Councillor Vance proposed that we be the first Local Authority to agree to this and Councillor Fox seconded the proposal.

Bray Wanderers

The members raised the following points;

- Bray Wanderers Strategic Plan 2017-2021 was circulated to the members, can the two points of clarification be released to the media?
- It is important that people know the true position.

The District Manager specifically would like to draw your attention to sentences on page 24:

- “the terms of the lease are that the land cannot be sold unless the club is housed in an equivalent venue”. This is not so. This lease is a sporting lease that gives them the right to use the site for football. There is nothing in the lease that allows the tenant to sell the site.
- “Approach Council re initial project feasibility discussions- already in progress” – there have been absolutely no discussions about this strategic plan, or indeed any discussions concerning the site or anything else with Bray Wanderers or anyone representing or purporting to represent them.

This is purely to put the record straight. Bray Wanderers are entitled to make plans and strategies for their organisation, express their vision, and make assumptions. However, it is considered useful to put these facts on the record should the above statements be misconstrued.

The District Administrator stated that a request has been received from Bray Wanderers to make a presentation at the next Council Meeting.

The members agreed

Appointed Stands Bye Laws

The District Engineer informed the members the recent review of the bye-laws adopted by the Municipal District of Bray in November 2016 has not been implemented as it was carried out pursuant to Section 84 of the Road Traffic Act 1961. This legislation has been repealed and therefore the Bray Town Appointed Stand Bye-Laws 2011 have not yet been amended.

The legislation changed in 2013 and we were not aware of this and we are in the process of carrying out the process again. The bye-laws will remain as is for the moment.

* * * *

This concluded the meeting.

Signed:

CATHAOIRLEACH

Signed:

DISTRICT ADMINISTRATOR

Dated:
