

Minutes of the Ordinary Meeting of the Municipal District of Bray held in the Council Chamber, Town Hall, Bray on Tuesday 1st May 2018 at 7.30 p.m.

Present: Councillor Joe Behan,
Councillor Christopher Fox
Councillor Steven Matthews
Councillor Oliver O'Brien
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

Absent Cllr Michael O'Connor

Apologies: Ms. Triona Irving, Administrative Officer

A Vote of Sympathy was extended to the families of Andy Fitzpatrick, Henry O'Kelly and Ciaran Doyle who recently passed away. A minute's silence was observed, as a mark of respect.

1. Confirmation of Minutes of the Ordinary Meeting dated 10th April 2018.

Councillor Matthews proposed confirmation of the minutes of the Ordinary Meeting of the Municipal District of Bray dated 10th April 2018 and Councillor Vance seconded the proposal.

Councillor Behan sought clarification on the following project the 'Signalled Pedestrian Crossing at Springfield'.

The District Administrator informed the members that this project was already provided for in the Discretionary Funding

Councillor Behan stated that there was still an issue in this area, the minutes did not reflect that this project was agreed by the members that it would be dealt with under the Discretionary Funding.

He requested that the minutes be amended to reflect this.

Councillor Thornhill stated that the following two projects 'A Plaque for the Fran O'Toole Bridge on both sides' and 'A Plaque for the Steenie Mulvey Walkway' that the amounts proposed be amended/revised from €12,000 to €5,000 and €5,000 to €2,000 respectively and the minutes be amended to reflect this.

2. To a Presentation from Sidmonton Court Residents Association

The members received the following presentation for Eamonn Burgess and Finbarr Fay.

Traffic Improvements

1. Change current ramps between Putland Road and Sidmonton Court cul-de-sac entrance to stop cars weaving in and out around them – replace them with one continuous ramp.
2. Restrict parking on the Meath Road from Putland Road to Convent Avenue to one side only (as it is from Convent Avenue to the end of the Meath Road)
3. Create a 20 metre parking restriction area on the left side of Putland Road exit from Meath Road to alleviate the blind spot (similar restriction already exists on the Sidmonton Road exit to the Putland Road)
4. Place double yellow lines from the entrance to Sidmonton Court to the end of the Green on the right hand side on entering the cul-de-sac. This reduces the risk of accidents on the dangerous bend in the cul-de-sac.

Other Requests

1. As the Residents Association maintain the green themselves at present (as the Council weren't cutting it often enough) we request either
 - The Council cut the grass more often and notifies the residents in advance when they are cutting it.
 - The Council gives the Residents Association a grant or donation annually towards the residents maintaining the Green themselves – this is our preferred option.
2. We request dog poo bins at both ends of the walkway through Sidmonton Court Green.

The members raised the following points;

- Sidmonton and Meath Roads have major problems with car parking on the roads. Now cars are parking on Sidmonton Road opposite the Garda Station.
- A one way system will not solve the problem. We need to look at the Meath Road in conjunction with the Sidmonton Road; if something is done with one it will affect the other. I would support looking at this.
- We don't have any parking enforcement on Sundays and the Gardai are letting us down. There are approximately 1,500 parking spaces in proximity to the seafront. What you are suggesting is reasonable but the engineer is the expert and has the expertise.
- This is important and the Gardai will have to be notified of the issues.
- The presentation is clear it all should be doable and should be investigated.
- The two experimental ramps, I have raised this issue several times at this table; it is an experiment that has failed. I proposed that as part of the Discretionary Fund 3 years ago that they be removed and this still has not happened. It reflects a lack of agreement with the engineer, staff and ourselves. I would like to hear that they are going to be removed once and for all.
- Could we have double yellow lines at the entrance to Sidmonton Court?

Messrs. Burgess and Fay stated that they were happy to work with the engineer.

The District Engineer apologized for the delay with the removal of the ramps; it is down to myself and my workload. I have tried to undertake this project several times. It is still on the agenda and will be resolved in the next few months or sooner. The removal of parking on one side of the roads would be my preference.

We could place double yellow lines as far as the green area in this case as the Town Centre parking has been extended.

Grass cutting takes places approximately 18 times a year from Mid March to November.

I will talk to the Parks Engineer in relation to the dog poo bins.

3. To Adopt the Remaining Public Realm Expenditure

The following was circulated to the members prior to the meeting.

Seafront Bandstand Refurbishment €60,000

Bin Replacement Programme (Compactor/Smart) €35,000

Bray Harbour
Sidmonton Park
Killarney Lane
Enniskerry Village
Kilmacanogue Bus Stop
2 Locations near Southern Cross Road

Fassaroe Community Centre Roof €30,500

Streetscape 5 year Tree Replacement Programme €20,000

Mature Tree Planting Project €15,000

Briarwood Roundabout Landscaping	€15,000
Bog Meadow Public Lighting	€12,000
Millfield Estate Enniskerry fencing	€10,000
Removal of Old Public Toilets at Heritage Centre	€10,000
Surfacing of Seafront Exercise Equipment	€10,000
Culture/Art Space Project (Murals on Public Space)	€ 7,500
Total	€225,000

Outstanding projects highlighted in red

Please note the delivery of these will be subject to the tendering process

The Cathaoirleach Councillor Fox stated that this expenditure needed to be tidy up and asked the members if they wished to amend, propose or agree to the remaining items.

The members raised the following point;

- The streetscape 5 year tree replacement programme, this is €4,000 per year; there is still a requirement for toilet facilities etc at Ballywaltrim Playing Fields. Can the engineer advise of the cost of providing this facility, the preparatory work has already been done. It is a health and safety issue.

Councillor O'Brien proposed €16,000 and I would like a timeframe for this work this proposal was seconded by Councillor Thornhill.

The Cathaoirleach stated that allocation for the 5 year tree replacement was €20,000 per annum, €100,000 in total.

The members raised the following point;

- The works to the trees have been costed and this programme is for the entire town.
- We are fighting to improve the sporting facilities for the youth, this is an urgent problem. The land at the Dell Site is being rezoned, that development could fund works in the area such as the roundabout at Briarwood, €15,000 would be a waste of money.
- €30,000 was allocated from the capital funding at the last meeting for roundabouts.

Councillor Vance stated he always supported funding for sports and proposed that €10,000 be taken from the proposed allocation for the roundabout at Briarwood to cover the works at Ballywaltrim.

It was agreed by all the members to reduce the allocation for the roundabout at Briarwood to €5,000 and allocate €10,000 for the toilet facilities at Ballywaltrim.

The remaining outstanding items were agreed as per the proposal.

The District Engineer stated that the works for toilet facilities for Ballywaltrim would cost between €5,000 and €10,000 to finish.

Tree replacement will be reviewed and in consultation with residents on a phased basis.

4. To Receive the Housing Report

The following report was circulated to the members.

Oldcourt Energy Efficiency Works

Works to the 9 dwellings in Tranche No.4 commenced on the 8th January 2018 were completed on schedule. Works to the next tranche of dwellings has commenced and are progressing well.

Kilbride Lane

Contracts were signed with the successful tenderer, MDY Construction Limited, on Tuesday 17th April. The Minister for the Department of Housing, Planning and Local Government is due to attend the turning-of-the-sod ceremony on Monday 30th April.

87 O'Byrne Road

Works for the construction of a 3 bed roomed detached dwelling on the lands adjacent to No.87 O'Byrne Road commenced in November 2017, the scheduled completion date of the project is the second half of August 2018. Works are proceeding on schedule with the floor slab complete & construction of the rising walls having commenced.

The members raised the following points;

- Congratulations to the Housing Department on the 42 houses at Kilbride House. They are long awaited and will mean a lot to 42 families.
- This is a fantastic move forward for 42 families.

5. To receive a Report on Roads and Traffic.

The District Engineer circulated the following report to the members,

Roads Programme

Drainage, road base and footpath kerbing and preparation work on the R117 at Monastery, Enniskerry is substantially complete. A contractor has been appointed for the surface overlay of the roadway and footpath. The planned surface overlay work at the Long Longhill has been completed. Surface dressing is to follow in about 12 weeks.

Glencormick surface overlay and patchwork repairs at Rocky Valley Drive were substantially completed this week. There are further minor repairs required at Rocky Valley Drive on account of wet conditions during the works.

Road repairs are well advanced on the Glenree Road between Curdlestown and Cloon. The works are more extensive than planned on account of snow damage and poor drainage. A tender will be issued for a surface overlay when the repairs are complete.

Footpaths

The assessment of footpath defects for inclusion in the footpath repairs programme is on-going.

Roads Capital Works

The NTA have not yet agreed a detailed design for the completion of the Strand Road Cycle Scheme at the Aquarium and have requested that the council look at further options than the scheme approved in accordance with the Part 8 Planning. The installation of temporary bollards to provide a safe cycle link between the two sections completed sections of the cycle scheme has largely not been effective. It is planned to install a kerbing, surfacing, bollards and marking of the cycle route before June due to the urgency of addressing cycle safety. The enhancements of the area can be addressed when a detailed design is finally adopted.

The NTA and CIE had agreed that the Bray Dart Interchange scheme shall proceed to detailed design and be submitted for planning approval. However, as BusConnects plans to come to Bray, the NTA have a requested a review to include the Irish rail car park as a bus stop over within the scheme.

An application will be submitted to the NTA for the preliminary design of a Greenway route from Kilmacanogue to the Bray Southern Cross Road and also for the provision of cycle facilities on the Southern Cross Road. Works to provide cycle facilities on the Bray Harbour Schools Access Scheme are about 70% complete. Other than lighting and section in front of the boxing club, the route from the north beach car park to a point about 30m short of the rail underpass is substantially complete. Further work is suspended until the section from Strand Road at Martello Terrace to the Harbour Bridge being substantially completed except for road markings and the installation of new lighting. Prices are to be sought shortly for completing section north of the harbour bridge. Tenders shall issue shortly for the Herbert Road car Park Extension. A temporary stoned surface car park on the old golf club lands will be provided for up to 120 spaces with access from Ravenswell Road.

The members raised the following points;

- There is an access issue at the Belmont Estate on the Southern Cross Road, the bus shelter is blocking the view; it is causing an obstruction.
- The Herbert Road is like a moonscape, this road is highly trafficked are there any plans?
- The footpath at the entrance to St Cronan's School at Vevay Crescent needs repairing is there any update?
- There is a pothole at the entrance to St. Peter's Road which is getting worse. If we notice any potholes we should put a map together and submit it to the engineer to assess.
- There is a large pothole near Henry and Rose at the bottom of the Florence Road.

The District Engineer informed the members that he would look at the issue with the bus shelter near Belmont. The works on the Herbert Road are dependent on the sewer being fixed near Ardmore Studios. The weather has affected and contributed to the road surface issues in the District; most will be dealt with in the coming months. The Roads Section in Wicklow County Council deal with the 30kph zones.

It was agreed to place the 30kph zones on the agenda for discussion next month.

6. To Receive an Update on the Florentine Centre

The District Manager informed the members that there is some movement on this; the steering group had a meeting. Enabling works will be carried out. The excavating could be starting in 3 weeks; we will try to give 10 days' notice.

We are trying to reach an agreement for temporary parking on Ravenswell Road and to have this insitu before the car park closes. Oakmount have concerns regarding the undercroft parking and feel it would be of less risk to have a smaller footprint for the car park and have two floors. This would get rid of any risk to adjacent buildings and would provide 250-300 spaces.

The developer had enquired about adding a number of residential units into the development, there is normally very little happening with offices/shops on the top level of similar developments. They are talking about 28 units. We have not seen any plans that would be premature, this would be something for the June meeting but if there is no consensus here this evening we will forget about it. We would get approximately 3 units as per the Part 5 process. People living on the site would provide more security and could bring up to 1 million to the area. We are still waiting on legal opinion on the procurement procedure.

This is a matter for the members and we are just looking for your opinion tonight. This could be dealt with at the June meeting with a decision in September, which would fit in with the development programme.

The members raised the following points;

- I am happy to hear that the development will commence in the next few weeks; I have no problem with the extra parking. We need more information regarding the residential units. How much commercial area would be lost? 3 Social units would be desirable. I would not be in favour of any changes if it delayed the development by one day.
- There was permission for 80 units at one stage and I would look at the proposal. We have a massive P.R. job in front of us informing people of what is happening. We need a lot of communication and publicity. We parking in place; I am prepared to look at the proposals without giving guarantees.
- We could look at parking at B.I.F.E. on a Saturday; a proposed increase of 50 spaces is good news.

- Are you saying that there is no building redesign for the residential units just a change of use? To have residential units is only good for a town centre. It brings vibrancy, but they have to be of a good quality and design. Maybe family units in principal it is a good idea.
- It will bring life to the centre of Bray we have waited over 20 years for this. This is a County Council owned site, is it possible to view the contract we are the stakeholders.
- I am completely shocked by the report here tonight, these fundamental changes are not acceptable and this is wrong. We went through the process and what was decided by An Bord Pleanála was what was to be built.
- This is a major change, a two tier car park and now residential units are back on the table; this is history repeating itself again. I am opposed absolutely to this and this information has to be made public tomorrow, people are entitled to know. This is total mis-management and chaos it is disgraceful.
- The ground has been taken from under us I thought that we were getting the project that we voted for.
- Bray needs additional car parking; it is a shock that work will be beginning in three weeks, can we discuss that part of the car park be left open till July? If 200 spaces were closed and we had no other solution it would be a mess. We could take the hit and have free car parking on Ravenswell Road.
- The manager is saying ok to underground car parking I am totally against.
- I am a fan of mixed use development in the Town Centre there would be more people in the town at night time. We need to get rid of the ugly shutters. I am open to proposals but would have huge concerns if the time line was affected.
- The contract agreement is something we should see.
- Could the centre open while construction on the apartments continues?
- I would more information on the residential units but am not committing to anything.
- I also would like further information; I will have a look and an open mind.
- Would it be conceivable that they would build and close down while looking for planning for apartments?

The Cathaoirleach Councillor Fox stated that this is totally a decision for the members. The District Manager is not proposing anything but is seeking consensus; if the members have an open mind to look at what is proposed.

The District Manager stated that we need to do a public relations job to try and persuade employers and employees to park on Ravenswell Road. Trial holes will be carried out and areas will be fenced off but the car park will remain open when this is happening. Excavation will take place in three weeks and the car park will be closed. Excavation will be slow so as not to have trucks swamping the town.

The District Administrator is in talks with BIFE at the moment.

A two floor car park below ground is not a fundamental change and does not require an EIA.

The residential is different and would need a Part 8; I don't think it needs an EIS.

The extension for the Herbert Road car park was advertised on tenders and we have had 30 expressions of interest.

If the contractor waited until the centre was practically completed before working on the apartments it would not be feasible. They would need a crane on site and this would not be possible when the centre was open.

There are no documents for proposals it is just for discussion at this time. I did not want to presume support for this and did not want to see drawings. I did not want you to think that I was going behind your backs. Maybe we should have a workshop meeting.

I can't imagine that the developer would spend €30 million and close down losing a year's rent.

The solicitor who drew up the agreement put a confidently clause in it, we will ask again if it can be circulated to the members. It is just a simple agreement.

There is no anchor tenant at this time.

The District Administrator stated that we could provide 120 spaces on Ravenswell Road. The Civic Centre is not a runner. We have been in discussions with BIFE for a year but we are not getting a reply from the board. We are looking at the FCA Site and the Dell Site and trying to encourage the traders and their staff to park there. It is difficult the traders want to park outside their own premises.

The members raised the following points;

- We can't make a decision without the documents.
- The meeting should be public not a workshop.
- I have no problem in making a decision in public but I need the full information and maybe a presentation. All aspects can be taken into consideration.

7. Notices of Motion

1. Notice of Motion In The Name of Councillor Steven Matthews (06/03/2018)

That this Council reinstates/repaints the yellow box at the Vevay Road/Seacrest Junction.

Response

This is on our list of scheduled work

2. Notice of Motion In The Name of Councillor Steven Matthews (06/03/2018)

That Bray Municipal District, Wicklow County Council carries out a road safety assessment of Killarney Lane. The assessment should consider the construction of a complete footpath on the northern side of the road, traffic calming and improved surface condition and traffic sight lines.

Response

This work would be dependent on the CPO of adjacent lands

Councillor Matthews asked if an assessment could be carried out without the CPO of lands.

3. Notice of Motion In The Name of Councillor Joe Behan (06/03/2018)

That this Council requests Wicklow County Council to provide funding for energy efficiency works including doors and windows in the Municipal District housing schemes beginning with Heatherwood and Deerpark Estates.

Response

Wicklow County Council are currently progressing the Energy Efficiency Retrofitting Programme. This is a scheme funded through the Department of Housing, Planning & Local Government. It is comprised of 2 Phases, the first involves the upgrade of attic and cavity wall insulation where appropriate, the second will involve the installation of external insulation and the upgrades to windows and doors. The Council is in the process of completing Phase 1 works.

4. Notice of Motion In The Name of Councillor Michael O'Connor (06/03/2018)

That Bray Municipal District put in place traffic restrictions at the entrance to and in the laneway behind Wolf Tone Square North. The entrance to this lane on O'Byrne is constantly blocked, thus causing huge difficulties for local residents and the emergency services.

It was agreed to leave this notice of motion to the next meeting as Councillor O'Connor was not present.

5. Notice of Motion In The Name of Councillor Brendan Thornhill (06/03/2018)

That this Council pays attention to the Florence Road car park. Hardcore could be spread on the car park to alleviate puddles.

Response

This car park will close in the next couple of months.

6. Notice of Motion In The Name of Councillor Brendan Thornhill (06/03/2018)

That this Council pays attention to the Cliff Walk regarding the condition, where certain sections of the Cliff Walk are subject to dampness and puddles. Certain sections of the wall to be examined for gaps (safety).

Response

A report on the condition Cliff Walk was prepared for the Council by Bill Murphy & Associates consultants. The report sets out a schedule of works for the repair & upgrade of the walk. The Councils roads direct labour crew, working in conjunction with the Department of Community Culture & Social Development and Bray and Greystones Municipal Districts are to plan & carry out the repairs.

7. Notice of Motion In The Name of Councillor Joe Behan (10/04/2018)

That this Council immediately repairs the 2 sunken dips on the Boghall Road at the junction with Killarney Road, one at the gate to the Presbytery, the other at the pedestrian crossing signals, both on the west bound carriageway of the Boghall Road.

Response

The repair of the depressions on the Boghall Road is on our schedule of road repair works. Irish Water has been requested to investigate the possibility of a water leaks causing the deterioration in the roads in this location.

8. Notice of Motion In The Name of Councillor Joe Behan (10/04/2018)

That this Council rebuilds the wall at Glenwood which was recently damaged as a result of a traffic accident.

Response

The council is in the process of procuring speed activated warning signs on the approach to the bends at this location and the erection of bollards before undertaking the repair of the wall.

9. Notice of Motion In The Name of Councillor Joe Behan (10/04/2018)

That this Council received a progress report on the construction of a Columbarium Wall at Springfield Cemetery which was to have been completed in 2016.

Response

A budget allocation of approximately €5,000 was made by the Environment Dept of Wicklow County Council however the cost of the works is estimated to exceed €55,000. The project cannot proceed until such time as additional funding is allocated to it.

Councillor Behan stated that it was his understanding that there was a previous allocation in capital levies scheme of the last Council.

8. Correspondence

There was no correspondence at this time

9. Any Other Business

Letter from the HSE regarding the revamp of the Primary Health Care Centre on the Killarney Road

The District Administrator read the following letter which was received from the HSE to the members.

'As outlined in our previous letter on the matter, the existing services on the site require temporary relocation to allow the construction of the Primary Care Centre to commence in 2018. I now wish to update you on our proposals for the temporary relocation of addiction services from Killarney Road.

The interim location identified for the continued provision of addiction services during the construction period is the existing HSE Health Centre in Bray Civic Centre. This will be achieved by carrying out some internal alteration works in the ground floor Health Centre. An existing entrance to the building, adjacent to the existing HSE offices entrance, will be improved to facilitate the addiction services provision. These works have just commenced and are programmed to be completed in May.

This temporary relocation will then allow the construction of the much needed Bray Primary Care Centre to commence in June 2018. Once the new centre is complete, all primary care services and addiction services will permanently relocate from the Civic Centre to the new Primary Care Centre'.

The Mulvey Way.

Councillor Thornhill requested an update on the Mulvey Way.

The Cathaoirleach Councillor Fox stated that this would be dealt with at the next meeting in June.

* * * *

This concluded the meeting.

Signed:

CATHAOIRLEACH

Signed:

DISTRICT ADMINISTRATOR

Dated:
