

**Minutes of the Ordinary Meeting of the Municipal District of Bray held in the Council Chamber,  
Town Hall, Bray on Tuesday 6th November 2018 at 7.00 p.m.**

**Present:**

**Cathaoirleach Pat Vance  
Councillor Joe Behan  
Councillor Christopher Fox  
Councillor Steven Matthews  
Councillor Dermot O'Brien  
Councillor Oliver O'Brien  
Councillor John Ryan  
Councillor Brendan Thornhill**

**Also present:**

**Mr. Thomas Murphy, Director of Services  
Mr. Liam Bourke, District Engineer  
Mr. David Forde, District Administrator**

**Apologies:**

**Ms. Triona Irving, Administrative Officer**

The Members agreed to change the order of the Items on the agenda. Item no. 3 was moved to no. 2 on the agenda.

**1. Confirmation of Minutes of the Ordinary Meeting dated 2<sup>nd</sup> October 2018**

Councillor Matthews proposed confirmation of the minutes of the Ordinary Meeting of the Municipal District of Bray dated 2<sup>nd</sup> October 2018, Councillor Fox seconded the proposal and they were unanimously agreed by the Members.

**2. To consider the Draft Budgetary Plan for the Municipal District of Bray for the financial year ending 31<sup>st</sup> December 2019 (already circulated)**

Councillor Matthews proposed the adoption of the Draft Budgetary Plan for the Municipal District of Bray for the financial year ending 31<sup>st</sup> December 2019. Councillor Fox seconded this proposal and it was unanimously agreed by the Members.

**3. Presentation from Wicklow County Council regarding proposals for a housing scheme at Ard Na Greine**

Ms. Breege Kilkeny, Senior Engineer, Housing Section, Wicklow County Council, and Ms. Emma Burke, Executive Architect, Housing section, Wicklow County Council addressed the meeting to discuss the proposed social housing scheme at Ard Na Greine. Ms. Burke informed the Members that the proposed development will consist of thirty one units in total, twelve three bed units and nineteen two bed units.

Ms. Kilkeny advised that this development was still at the preliminary stage and that it was being brought before Bray Municipal District so that the Members could voice their opinions and observations on the development before proceeding to stage one of the application. Ms. Kilkeny envisaged that if the application was successful, contracts could be ready to sign within twelve to fourteen months.

The Members welcomed the proposed development but raised the following issues.

- Ensure that there are adequate pedestrian links to the new estate.
- Ensure that the development remain a Council Scheme.
- Ensure that a replacement football pitch be constructed on the adjacent ground to the development.

- Ensure that the density of the development remain similar to the existing estates in the area.
- Ensure that the standard of building is to a high standard. re: appointment of Clerk of Works to oversee the project.

#### **4. To receive a presentation from the Florence Road Retailers**

Mr. David Salmon and Mr. Tony McNulty from the Florence Road Traders Group addressed the meeting to outline their objections to the fact that a planned pedestrian access to the Florentine Centre from the Florence Road is now not going to happen. Mr. Salmon said that the retailers had been promised access to the centre via Florence Road and are extremely frustrated and disappointed that the pedestrian crossing will not go ahead. Mr. Salmon said the decision not to have access to the centre via Florence Road would have a negative impact on the street and would ultimately lead to job losses in the local businesses.

Mr. Salmon also advised the meeting that it was his view that the Council officials were dealing with the wrong landowner during the entire process. He claimed that the land in question to the rear of the Main Street shops is owned by Lord Meath and under a leasehold to another party. He advised that Lord Meath informed the traders that he has not been contacted by Council officials regarding this matter.

Mr. Salmon stated that the Florence Road Traders Group did not wish to take legal action but they will take a judicial review of the administration of the Council if necessary. Mr. Salmon gave Council officials a deadline of seven working days before legal action would be taken. He stated that if they wanted to they could tie up the development for a long time.

The Members thanked the representatives from the Florence Road Traders Group for their presentation. They asked that Council officials investigate the claims made by the traders group regarding the ownership of the land where the pedestrian access was due to be constructed. The Members asked for a copy of the legal advice that the traders had received be forwarded on to Council officials so they could fully investigate the matter.

District manager, Thomas Murphy said that he was not aware that the land in question may be owned by Lord Meath and that he would investigate the matter. Mr. Murphy asked for a copy of the legal advice that the traders had received in order to fully investigate their query.

#### **5. To Receive the Housing Report**

##### **Kilbride Lane**

The situation regarding MDY Construction Limited, the contracting firm engaged to construct the 42 Social Housing units at Kilbride Lane in Bray is complex from a legal and procurement perspective. Wicklow County Council is currently liaising with their legal team on how best to proceed to continue with the development of this project and further updates will be provided when more clarity on the situation is known. The matter will be before the High Court on Wednesday 7<sup>th</sup> November 2018. Wicklow County Council is maintaining 24 hour security at the site.

##### **Kilmantin Place**

Main contractor has been appointed, demolition works have been completed with construction anticipated to begin week commencing November 5<sup>th</sup>. Construction is anticipated to last 12 months ending November 2019.

The Members enquired if a decision has been made on how best to proceed with the development at Kilbride Lane. The Cathaoirleach advised that following on from his discussions with the Chief Executive Officer, Wicklow County Council, Frank Curran, he expected a decision on the development in the very near future.

The Members enquired as to what stage the energy and efficiency scheme was at and if there were any proposals to upgrade windows and doors in Local Authority estates in Bray Municipal District.

## 6. To Receive a Report on Roads and Transport

### Roads Programme

The status of the Department grant funded work is as follows

R766	<b>Meath Road, Bray</b>	RI	Starting 12/11/18
R117	<b>Knocksink Road, Monastery</b>	RI	Complete
R760	<b>Ballybawn Lower</b>	RM	Omitted
L2047	<b>Old Connaught Avenue</b>	RI	Patch repairs only
L1011	<b>Glencree Road, Cloon</b>	RI	Complete
L1035-0	<b>Old Longhill</b>	RI	Complete
L5033	<b>Glencormick-Rocky Valley Drive</b>	RI	Complete
L5032-0	<b>Calary Lower</b>	RI	Complete
L5032-0	<b>Calary Lower</b>	RM	Complete
L97551	<b>Calary Upper</b>	RM	Complete
L1033	<b>Rocky Valley Drive</b>	RM	Complete

RI: restoration improvement

RM: restoration maintenance

An additional length of restoration improvement work was carried at Calary Upper than planned. The extent of drainage works and reconstruction on the Glencree Road, Cloon was greater than planned due to storm damage. The amount of work carried at Knocksink Road, Monastery was also greater than original estimate. Due to the additional costs on these three schemes, Ballybawn Lower surface dressing and Old Connaught Avenue surface overlay were omitted from the programme.

Ballybawn Lower has developed significant rutting and there are now extensive areas that require repair so surface dressing is no longer an adequate measure. Irish Water have plans for a sewer upgrade and possibly a new watermain on Old Connaught Ave, so a surface overlay on the road is premature at this time.

Preparation has commenced for the next three year roads programme for the period of 2019-2021.

### **Footpaths**

Planned areas of grinding of raised joints of concrete paths have largely completed. Other repairs for the removal of trip hazards in Bray have taken place. The updated schedule is set out below.

### **Estates off Bray Southern Cross**

<b>Road /estate</b>	<b>Trip removal/ grinding</b>	<b>Defects reinstatement.</b>	<b>Notes</b>
Bray Southern Cross	Complete	Complete	
Giltspur Heights	complete	complete	
Deepdales	Complete	Complete	
Swanbrook	Complete	Complete	

Earlscroft	Complete	Complete	
Hollybrook	Complete	Complete	
Riddlesford	Complete	Complete	
Belmont	Partial	Complete	

### **Estates off the Boghall Road**

<b>Road /estate</b>	<b>Trip removal/ grinding</b>	<b>Defects reinstatement.</b>	<b>Notes</b>
Deerpark	complete	complete	
Schools Road	complete	none	
St Killians Crescent	complete	none	Dishing planned
Heatherwood	complete	complete	
White Oaks	complete	complete	
Ard Na Greine	complete	complete	
Ashfild Court	complete	complete	
Oldcourt Drive			To be surveyed
Oldcourt Ave			To be surveyed
Wheatfield	complete	In progress	
Glen na Smole	complete	complete	
Woodbrook Lawn	complete	Complete	
Giltspur Brook	Complete	Complete	
Avoca Dr	In progress		
Roselawn Dr	Complete	Complete	
Roselawn Park	complete	Complete	
Mountainview	complete	In progress	
Bentley Park	complete	In progress	
Scott Park	Complete	Complete	
Pinewood Close			Yellow lining and dishing required
Beechwood Close			Yellow lining and dishing required

### **Estates East of Killarney Road**

<b>Road /estate</b>	<b>Trip removal/ grinding</b>	<b>Defects reinstatement.</b>	<b>Notes</b>
Killarney Business Park	Complete	Complete	
Ripley Hills	complete	Complete	
The Nursery's	Complete	Complete	
Glencourt	complete	Complete	
Church Road	complete		
Rosslyn	complete	In progress	
Ryecroft	complete	In progress	
Churchlands	complete	In progress	
Ballymorris	complete		Dished kerb

### **Estates west of Vevay Road**

<b>Road /estate</b>	<b>Trip removal/ grinding</b>	<b>Defects reinstatement.</b>	<b>Notes</b>
Charnwood	Complete	Complete	
Sugarloaf Crescent			
Lauderdale			
O Byrne Road			
Glendale Drive			
Vevay Crescent		Complete	

### **Footpath repairs and trip removal in the Town Centre**

Planned Works are complete on Main Street, Quinsborough Road, Florence Road, Adelaide Road and Strand Road.

Additional works have been added and are planned to commence shortly at Ballywaltrim Hts, Glenthorn, Elgin Heights and Elgin Wood.

### **Roads Capital Works**

An options report was carried out by Aecom for the completion of the cycle route on Strand Road at the aquarium. The preferred option presented has been approved by the NTA, and Aecom has been appointed to carry out the detail design and preparation of documents for tendering for the appointment of a contractor to carry out the works. The proposal has more extensive public realm enhancement than the original scheme. An outline of the proposal will be presented to the members for consideration for a new Part 8 public consultation in accordance with planning legislation.

A preliminary design for the Bray Dart Interchange was completed in 2017 and approved by the NTA. Consent has been received from C.I.E. to commence a Part 8 public consultation in accordance with planning legislation. It is expected that documents will be ready for advertising the Part 8 during week beginning the 12<sup>th</sup> November.

An application has been 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.

The Herbert Road car extension is substantially complete. Only landscape works and the installation of additional pay and display machines are still outstanding.

Additional security fencing has been ordered for the temporary car park at Ravenswell Road and is expected to be installed shortly. Quotes have been sought for the installation of lighting.

Tenders have been received for the detailed design of the pedestrian bridges beside the Fran O'Toole Bridge and the widening of the adjacent section of Seapoint Road. The successful tenderer was notified on the 17<sup>th</sup> October. This scheme was previously designed and tendered for construction but was deferred on account of the River Dargle Flood Defence Scheme.

Four applications for urban regeneration projects in Bray were completed and submitted as follows:

- Dublin Road & Public Transport Link
- Public Transport Bridge Category A
- Fassaroe
- Bray Harbour

The Members raised the following issues with the District Engineer Liam Bourke:-

Problems with public lighting not being connected or working in the Town.

District Engineer, Liam Bourke advised that one of the main issues with new connections was that the ESB will not schedule works until a cert is issued from the contractor.

Requested information as to when the car park in Kilmacanogue is due to be open. The Members pointed out that this car park is needed as an overflow car park for school traffic.

District Engineer, Liam Bourke advised that the car park would be opened in the near future.

The Members highlighted an issue regarding workers from the Health centre building site on Killarney Road parking in the nearby Rosslyn housing estate. Some residents have complained that it is causing traffic congestion within the estate.

District Engineer, Liam Bourke advised that this is not a pay parking area but he said if the problem continued that the Council may look at introducing one hour paid parking in the estate.

The Members highlighted an issue with a dangerous stretch of road just outside Kilmacanogue village on the Roundwood road at Rocky Valley Drive. They advised that there have been numerous accidents at this spot over the years.

District Engineer, Liam Bourke advised a speed survey has been carried out on this part of the road and the main issue was due to motorists speeding and as a result being unable to take the sharp bend. He advised that he has arranged for extra road markings and bollards to be installed. He will monitor the situation.

The Members raised an issue about an ESB pole at the junction on the Herbert Road /Main Street which is causing an obstruction. District Engineer, Liam Bourke advised that he would seek costing to have the pole removed and revert back to the Members with same at the next meeting.

The Members expressed their disappointment that the funding allocated to footpath renewal schemes in the District is currently inadequate. District Engineer, Liam Bourke agreed and said he would welcome any extra of funding for footpath repairs.

A discussion took place on the Bray Promenade Cycle Scheme which focuses on improving pedestrian and cyclist facilities as well as formalising parking in the area. The proposed pavilion on the promenade scheme aims to develop the approved scheme to incorporate significant public realm improvements to create a high quality civic space. The Members agreed that the proposal should go out for public consultation as part of the Part 8 process.

A discussion took place regarding the subsidence issues at Mount Herbert. The District Engineer advised that he would compile a report on this matter and circulate to the Members before the next meeting.

## **7. To Receive an Update on the Florentine Centre**

An update report on the Florentine Centre was circulated to the Members prior to the meeting.

## **8. Notice of Motion**

### **Notice of Motion In The Name of Councillor Brendan Thornhill (02/10/2018)**

That this Municipal Council pay attention to the shores on the Upper Dargle Road.

**Response:-** The Bray Municipal District attends to all road gullies within the district as the need arises. Due to stretched resources gullies in flood risk areas are prioritised. To combat complaints that some gullies are never cleaned, a programme has commenced this year to clear all road gullies in a different section of the town each year. This has commenced this year with the Herbert Road-Killarney Road area this year.

### **Notice of Motion In The Name of Councillor Brendan Thornhill (02/10/2018)**

That this Municipal Council pay attention to the state of the road beside the Library (entrance to laneway to Dunnes Stores). There is a large pothole at this site.

**Response:-** The repair of the footpath at the entrance to Stable Lane is on our schedule of works. Access to businesses and residents will be affected by the works so extensive preplanning is required.

### **Notice of Motion In The Name of Councillor Brendan Thornhill (02/10/2018)**

That this Municipal Council support this motion to put in place a plaque on the Fran O'Toole Bridge which would reflect the importance of this site and its importance to Bray.

**Response:-** A plaque was already provided on the house in Bray where Fran O'Toole once lived. There is no particular event or association between Fran O'Toole and the bridge to warrant an additional plaque at this location.

### **Notice of Motion In The Name of Councillor Brendan Thornhill (02/10/2018)**

That this Municipal Council pay attention to the state of the footpaths at the Bowling Alley at junction of Adelaide Road.

**Response:-** Works on the footpaths are included in the plans for the Bray Dart Interchange.

## **9. Reports and Recommendations**

### **Report on Ballywaltrim Playing Fields**

A budget of €10,000 was adopted by the members for Ballywaltrim Facilities. The Executive Engineer is in the process of arranging for the following works to be carried out up to the maximum of the €10,000 budget provided. Quotations have been sought for erection of anti-fouling signage within Ballywaltrim sports fields. Signage will be erected before the end of the month. A contractor has been engaged to cut back overhanging branches along the southern pitch boundary at St. Fergals with works scheduled to take place on Thursday 6<sup>th</sup> December. The Council are in the process of discussing the provision of service connections with the relevant authorities, as of writing there is no date set for the conclusion of this work.

**Columbarium Wall in Springfield Cemetery**

Works are ongoing in the preparation of relevant contract documents. It is anticipated this project will go to tender in the New Year.

This concluded the meeting.

**Signed:**

\_\_\_\_\_

**CATHAOIRLEACH**

**Signed:**

\_\_\_\_\_

**DISTRICT ADMINISTRATOR**

**Dated:**

\_\_\_\_\_