

**Minutes of the Ordinary Meeting of the Municipal District of Bray held  
in the Council Chamber, Town Hall, Bray on Tuesday  
4<sup>th</sup> February 2020 at 6.30 p.m.**

**Present:** Councillor Rory O'Connor  
Councillor Anne Ferris  
Councillor Grace McManus  
Councillor Dermot O'Brien  
Councillor Steven Matthews  
Councillor Aoife Flynn Kennedy  
Councillor Melanie Corrigan

**Apologies** Councillor Joe Behan

**Also present:** Mr. Thomas Murphy, Director of Services  
Mr. David Forde, District Administrator  
Mr. Liam Bourke, District Engineer  
Ms. Triona Irving, Administrative Officer  
Ms Lorraine Gallagher, Senior Executive Officer

The Cathaoirleach and the Members of Bray Municipal District welcomed Ms Lorraine Gallagher, Senior Executive Officer, Wicklow County Council to the meeting. Ms Gallagher will be Acting District Manager of the Municipal District of Bray until the position is filled permanently.

**1. Confirmation of Minutes of Ordinary Meeting dated 3rd December 2019**

Councillor Rory O'Connor proposed the confirmation of the minutes of 14th January 2020, Councillor Anne Ferris seconded the proposal and they were unanimously agreed by the Members.

**2. To receive a presentation from Housing in respect of a proposed development at Cedar Court, Bray**

The Members received a presentation from Wicklow County Council Housing staff which included Director of Services, Joe Lane; Senior Engineer, Declan Marnane and Senior Executive Engineer, Benan Clancy on the proposed development at Cedar Court, Boghall Road in Bray. A miniature model of the development was on display for the Members to observe and discuss. They were informed that the development would consist of 14 units consisting of one, two and three bed apartments. The Members agreed for the development to go out for the part 8 process.

### **3. To receive a presentation on Bray Sports amenities Report**

A presentation was made to the Members by Martin O'Connell from Repucon consultants outlining plans for a Bray Sports Village. The presentation included the findings of an audit carried out on a wide range of sports organisations in Bray. The report identifies the options and rationale for the development of a community based sports facility that would be accommodated in and around a 20 acre site. The Members were advised that the cost of the project would be in the region of €15 million. The report provides an outline strategy and vision for Wicklow County Council in order to progress to a feasibility study and to investigate the different funding levels available with a view to the go ahead of the project.

The members heard that a wide range of sporting groups in Bray were surveyed and the vision is that the sports village will include sports facilities that will meet existing local and regional demand and foster increased levels of sport and physical activity participation in the area.

Repucon developed three options for Bray Sports village with the all weather model recommendation being the preferred option of the consultancy group and the Members.

This model includes a number of pitches suitable for multiple field sports, a four court sports hall including changing rooms, storage area, jogging and cycle tracks and a skate park.

The Members thanked Martin O'Connell for his comprehensive report and all were in agreement that a Bray Sports Village would be a great amenity to have in the area and that every effort should be made to progress the project.

A discussion took place regarding potential sites for the development; the lands at Fassaroe were mentioned as a possibility and they felt there may be an opportunity to include the project in any future development of the lands. The District Manager advised the lands at Fassaroe are privately owned and the developer is currently seeking a pre planning meeting with Wicklow County Council. He advised that the proposed development for the lands in the area would be a large strategic development consisting of three to four thousand units and that it would be a matter for An Bord Pleanala to adjudicate on.

### **4. To consider the Housing Report**

#### **Kilbride Lane**

Construction of the 42 No. social housing units at Kilbride Lane in Bray. Excavation works on the Kilbride road have finished up to the site entrance at the current time. MDY were working near existing fragile watermain which caused a number of burst pipes which resulted in water outages. In the interest of minimizing further water outages, the old watermain was bypassed. A new stormwater manhole will still need to be installed at the entrance at a later date. Further excavation works is planned to install the foul mainline connection down toward the post office in the next 2 weeks.

The green area outside Cloverhill has yet to be fully finished, grass sod was laid and the contractor will be coming back to roll and finish it correctly when the area dries up.

8 of the house blocks, are now getting second fix plumbing, heating, and carpentry. Kitchens & Tile installation has started to 5 of the housing blocks. Footpaths installation surrounding the housing blocks has now started with 3 blocks shuttered. Blockwork is now only proceeding on one house block, the final blockwork walls are now being built up to roof level and this is expected to be finished early next month.

Due to the delay associated with the main service connections, the programme completion date has now been pushed out to 14/04/20. The ESB line has now been installed up the site substation, which should stop any further delays associated with this.

### **Jameson Heights, Kilmacanoge**

The site consists of 20 social houses. Precast slabs are now installed on all housing blocks. Blockwork is now finished on 15 of the houses and these houses also have roofs installed. First fix M&E and Carpentry is ongoing to 7 of the houses. 8 of the houses have their final render coat installed. Plasterboard installation has started to 2 houses. Hardcore and kerb base installation to the roads is ongoing.

This project is still on programme and is to be finished in June 2020.

### **Kilmantain Place**

The appointed contractor, Lisaderg Construction, commenced works on site on Monday 30th September. Work is progressing with the contractor having commenced the laying of blockwork to the ground floor. The project has experienced some delays due to inclement weather however at this stage these are not expected to impact the target completion date.

### **Ard na Greine**

The proposed housing scheme will comprise 21 no. 2 bed houses (2 storey) and 10 no. 3 bed houses (2 storey).

The Contractors tenders have been assessed and a recommendation has been made.

A Stage 4 submission was issued to the Department of Housing, Planning, Community and Local Government on 30/01/2020 and we await approval.

### **Members enquiries and observations**

A Member asked for an update on the work being carried out by the estate development officer. Housing officer Triona Irving agreed to this request and advised she would revert back to the Members with an update at the next meeting.

Councillor O'Connor advised that he recently attended a Cloverhill residents committee meeting, at which he was asked a number of technical questions that he was unable to answer. He asked if a Council official could attend these meetings, he was advised by the Cathaoirleach to forward on any technical

questions on to Bray Municipal district email address and revert back to the residents committees with the answers.

## 5. To receive a Report on Roads and Transport Roads Programme

A three year roads plan for road restoration improvement (RI) work was submitted to the Department for the period 2019 to 2021 based on a budget of €579,800. A draft 2020 road restoration improvement programme with an estimated budget of €645,000 was submitted and approved at the January meeting of the Municipal District of Bray. Since the meeting the Department of Transport, Tourism and Sport has written outlining the 2020 grant allocation for County Wicklow in respect to maintenance and improvement of regional and local roads. The 2020 grant is approximately 20% greater than the 2019 grant.

A revised draft programme has been submitted to the Transport and Roads Section based on a proportionate increased allocation to the Bray district. As reported in January it is the priority in the Bray Municipal District is to carry out restoration improvement (RI) rather than restoration maintenance. A request has been made to the Transport and Roads Section to allocate a greater proportion of the road grant for RI to Bray in 2020. Subject to confirmation of budget and members approval, the latest proposed programme, including both RI and RM, is set out in table below.

In order to reduce the risk of not completing the programme as occurred last year, tenders have already been sought and received for most of the RI outlined below. The competitive tenders are all within the estimated costs. However, no tenders can be awarded until the budget is confirmed and operation codes provided. Nevertheless, preparation works by our own crew has already been carried out for the restoration improvement works at Killough Lower.

### Footpaths

A tender has been awarded for 600 sqm of local footpath repairs throughout the Bray Town centre area. There will be additions to the extent of repairs later in the year. The repairs are funded by IPB.

There is a reduced budget of just €25,000 in 2020 for footpath renewal. In Bray, this budget is usually dedicated to new footpath construction or extensive upgrade works. The requirement for three new sections of footpath had been identified at Pinewood Close at turning area, at Herbert Road beside Rectory Slopes and the Ballyorney Road. In view of the inadequate footpath budget to carry out these works, it is proposed that an additional amount of €70,000 of public realm funding that was not allocated to projects, be assigned to carry out these new footpath works instead.

Road Number	Road Name and/or Townland Name	Length of work (m)	Area of work (sq.m)	Estimated Cost of work (EURO)	Comment
<b>2020</b>	<b>Restoration Improvement</b>				
L-1011-57	Glencree Road	1450	8000	€ 165,000	Jan meeting
L-5014	Lackandarragh-Hostel Road	3000	12000	€ 120,000	Jan meeting
R-117-37	Bray Road, Enniskerry (21 bends)	304	1600	€ 50,000	Jan meeting

R-761-13	Vevay Road Putland-Church Rds	560	5050	€ 56,500	Jan meeting
R-766-155	Meath Road, Bray	110	700	€ 98,000	Jan meeting
L-1970-2	Convent Ave, Bray	80	400	€ 56,000	Jan meeting
L-19641-0	Raheen Park	160	800	€100,000	Jan meeting
L-19562	Richmond Park	323	2100	€31,000	new
L-19654-0	Charnwood	187	720	€12,000	new
L-19630	Glenthorn	162	1055	€16,000	new
	Sugarloaf Crescent	110	400	€8,000	new
L-1013-57	Waterfall Road Bahana	820	2900	€60,490	new
L-1031-0	Red Lane	265	1310	€20,000	new
L-5035-0	Killough Lower	112	560	€9,000	new
<b>2020</b>	<b>Restoration Maintenance</b>				
R-760-34	Ballybawn-Killough Lower	1300	6500	€13,650	
L-1035-0	Old Long Hill	1600	8000	€16,000	
R-760-0	Ballyorney-Tinnahinch	1100	6600	€13,200	
L-5029-0	Quill Road	1950	9750	€19,500	
L-1007-0	Monastery Road	1200	7200	€14,400	
L-50291	Glencap Road	425	1700	€3,400	
L-1013-57	Waterfall Road Ballinagee	1970	8865	€36,680	

#### Members enquiries and observations

A discussion took place regarding the additional amount of €70,000 of public realm funding that has not yet allocated to projects. This money is coming back to the Council from Irish Water. District Engineer Liam Bourke recommended that the money be used for footpaths, and included that in the roads report. He advised that there is a reduced budget of €25,000 in 2020 for footpath renewal.

A query was raised regarding footpath repairs required at Wolfe Tone Square. The District Engineer advised that the problem was a result of the paving settling at the manhole covers which resulted in trip hazards. He advised the repairs would be carried out locally as revamp of the scheme would be too expensive.

A Member raised an issue with drainage problems at Briarwood. District Engineer, Liam Bourke advised that he was aware of the issues at Briarwood as it has been ongoing problem but said the problem is currently being dealt with and is almost resolved.

#### **6. To receive an update on Bray Town Centre**

A report from Oakmount on the Bray Town Centre was circulated to the Members prior to the meeting.

The District Manager advised that Savills estate agents have been given responsibility for securing anchor tenants. He also advised that they are actively looking for tenants for the other available units, there has been a very positive response regarding this matter. The Members again stressed the importance of naming an anchor tenant as soon as possible.

The Members advised that they had received an email prior to the meeting in which the issue of accessible toilet facilities at the centre was raised. They asked for clarity regarding this matter at the next meeting.

## **7. Town Centre Health check update**

An update report on the Town Centre Health check was circulated to the Members prior to the meeting. The Cathaoirleach gave a brief update on the Town Centre Health Check.

Cllr O'Connor asked that the Members work off a google spreadsheet as it would make it easier to share ideas and minimise duplication. He advised that he has set up the spreadsheet.

Cllr O'Brien advised that the youth report he was compiling is now completed and he would forward on the report to the Members. He advised that the youth report had thrown up some very important and valid issues. He stressed the importance that the youth voice be continued to be heard in the process

## **8. Notices of Motion**

There were three notice of motions submitted by Councillor Joe Behan. They were not discussed as Councillor Behan was not present at the meeting.

## **9. Reports and Recommendations**

District Engineer Liam Bourke advised that he had made enquiries regarding best practice on accessibility to disabled persons toilets, this was following on from a notice of motion by Cllr Aoife Flynn Kennedy at the previous meeting in which she expressed her concern about the policy of locking of public accessible toilets in Bray. Currently a universal key is required to access the facilities located on the seafront.

Mr Bourke said that there is no agreement on what should be done he said some said that the toilets need to be locked for security reasons while others think the policy of keeping accessible toilets locked is a major inconvenience. He also said that there doesn't appear to be any sort of national database so that people can find out the locations of the facilities.

Cllr Flynn Kennedy thanked the District Engineer for the research he carried out on this matter. She agreed that there is no consensus on the best procedure in this case and asked that the matter be discussed at a later stage in order to try and find a solution that would be suitable to all.

## 10. Any Other Business

A discussion took place regarding the length of time it takes from when notice of motions are submitted to when they are discussed. Some Members felt the period of time of one month is too long of a period and asked if the time could be reduced to two weeks. The District Administrator advised that the standing orders currently state that one months notice must be given for all notice of motions submitted, he advised this is the same practice in all of the Municipal Districts. Any change would require an amendment to the standing orders.

The Cathaoirleach advised that the February municipal meeting was the last meeting for outgoing District Manager Tom Murphy, who is retiring after forty years of service in Wicklow County Council. The Cathaoirleach, The Members and Officials paid warm tributes to Tom, congratulated and commended him for his work in Wicklow County Council and in particular his contributions and his work in Bray over his many years of service.

Mr Murphy thanked the Members and Officials for their kind words and said that he had a “soft spot for Bray” having worked in the town on a few occasions throughout his career in the Council. He felt that it is a very exciting town and highlighted some of the projects that have been progressed in the town over recent years including the following

- *Bray Town Centre*
- *Primary Healthcare Centre*
- *Public Transport Interchange*
- *Bray Public Transport Bridge*
- *Two pedestrian bridges on the side of the Fran O’Toole bridge*

Mr Murphy thanked all the Members both current and former for the courtesy they have shown him over the years. He paid tribute to the current Bray Municipal District Members and said he felt they are very hardworking and that they all work together for the betterment of the town.

This concluded the meeting.

**Signed:**

\_\_\_\_\_  
**CATHAOIRLEACH**

**Signed:**

\_\_\_\_\_  
**DISTRICT ADMINISTRATOR**

**Dated:**

\_\_\_\_\_