

**Minutes of the Ordinary Meeting of the Municipal District of Bray held
in the Council Chamber, Town Hall, Bray on Tuesday
16th June 2020 at 6.50 p.m.**

Present:

- Councillor Rory O'Connor**
- Councillor Anne Ferris**
- Councillor Grace McManus**
- Councillor Dermot O'Brien**
- Councillor Erika Doyle**
- Councillor Aoife Flynn Kennedy**
- Councillor Melanie Corrigan**
- Councillor Joe Behan**

Also present:

- Ms Lorraine Gallagher, A/District Manager**
- Mr. David Forde, District Administrator**

1. Confirmation of Minutes of Ordinary Meeting dated 3rd March 2020

Councillor Rory O'Connor proposed the confirmation of the minutes of 3rd March 2020, Councillor Joe Behan seconded the proposal and they were unanimously agreed by the Members.

2. To inform the Members on the details, including preplanning consultations and An Bord Pleanála advice notice issued with respect to:

Strategic Housing Development Application on site located at Kilgarron Hill in the townland of Parknasilloge, Enniskerry, Co. Wicklow. The subject lands are located north of the Glenree Road. Part of the public road is included in the application site including the Glenree Road along the site boundary towards the town centre on Kilgarron Hill. The application site is c. 8.21 hectares.

The development will consist of:

- 1. 219 no. residential units consisting of 19 no. 1-bed units, 42 no. 2-bed units, 108 no. 3-bed units, 48 no. 4-bed units and 2 no. 5-bed units. The units comprise of a mix of own door apartments, terraced housing, semidetached and detached housing and vary in heights from one to three storeys;**
- 2. Childcare facility of 373.4 sq.m.;**
- 3. Two main vehicular accesses off the Glenree Road;**
- 4. Repair, replacement and provision of new drainage and pedestrian Infrastructure including lighting towards the town centre on Kilgarron Hill along the Glenree Road;**
- 5. All associated site development and infrastructural works including amenity spaces, landscaping, open space, boundary treatments,**

vehicular parking, bicycle parking, utilities, internal roads, footpaths and shared surfaces, playground, site clearance and temporary construction development.

Any views expressed by the Members at the meeting will be noted and a Summary of such views forwarded to An Bord Pleanála with the Chief Executive Report. Fergal Keogh from the Planning Department will attend for this item.

Wicklow County Council planning officials, Mr Fergal Keogh, Senior Engineer; Ms Lucy Roche, Executive Planner and Ms Siobhan O'Brien, Administrative Officer addressed the meeting to discuss the plans for a strategic housing development at Kilgarraon Hill in Enniskerry. The Members heard that the proposal consists of 135 houses and 84 apartments as well as a childcare facility.

The Members were informed that a similar application for the same site had been refused, on the grounds that there were environmental concerns surrounding Knocksink Woods.

Senior Engineer, Fergal Keogh outlined the planning process involved in such a development. He advised that the application is for a strategic housing development, meaning that the decision will be made by An Board Pleanála rather than Wicklow County Council. However the Chief Executive will make a report to the Board. The views of the Bray Municipal District Members will be included with that report. Administrative Officer, Siobhan O'Brien who was in attendance at the meeting will compile a list of the Members views and concerns in relation to the development, it was agreed that this list would be circulated to the Members. Mr Keogh advised that the Members could also make a submission directly to the Board.

A lengthy discussion took place by the Members regarding the development. The Members expressed their reservations and concerns at the scale of the development and felt it was far too large for the area.

Issues raised by the Members:-

Traffic / Road Infrastructure

Concerns raised that road infrastructure is inadequate and will not be able to cope
Traffic a major issue

At present there is congestion entering and leaving the village

No way to widen the road

Road infrastructure has to be upgraded to deal with traffic

No footpaths provided for

Public Transport

Lack of public transport, only one bus goes to Enniskerry as a result people will be depended on cars

Public transport needs to be addressed

Services/ Infrastructure

There is limited infrastructure in Enniskerry. This development will put that infrastructure under severe pressure

Additional number of families in Enniskerry will put pressure on roads, schools, infrastructure etc.

Schools are already under severe pressure, there is no feeder school. This development will have further impacts on primary/ secondary school capacity
Clarity from the Department of Education re potential site for school

Scale of Development/ Sustainability

Very concerned re proposed density - it is too high
Development is too big for Enniskerry Village and its environs
3 storey block behind existing residents of Parcnasillogue is too high

Miscellaneous

A full Environmental Impact Assessment should be carried out
Knocksink Wood still an issue and possible impact development will have on it
What does the developer propose to do with the land not included in this application
Completely contrary to the Local Area Plan and zoning
Very difficult to support the development
Should be more affordable houses included
Concerned about possible future pedestrian access
This development will be the end for Enniskerry Village
Enniskerry is a village not a town. Looks like development has been dropped into the village – no planning
General impact on residents of Parcnasillogue Court.

3. To Adopt the Municipal Schedule of Works

A report on the Municipal District Works Expenditure was circulated to the Members prior to the meeting. District Administrator, David Forde addressed the meeting and gave a briefing on the report and the procedures involved in adopting the schedule of works. A discussion took place on how best savings could be made on the expenditure within the District and the Members role in this process.

Cllr Aoife Flynn Kennedy proposed the adoption of the Municipal Schedule of Works, Cllr Corrigan seconded the proposal and it was unanimously agreed by the Members.

4. To consider the Housing Report

Kilbride Lane

The Construction of 42 social housing units in Kilbride Lane Bray. Footpaths are being shuttered and poured to the front of the house blocks on Kilbride lane. The boundary wall to the front of block 2 has started and the stone facade will be started when the site sign has been approved.

The ESB substation installation has been delayed due to the ESB additional workload associated with Storm Ciara and Dennis. This is having a knock-on effect on the programme. MDY has not been able to secure a date to pull wires and install the substation from the ESB.

Excavation works proceeded to Cloverhill to install the ESB/Water connections on 10/02/20, which caused the residents to form a protest to stop work and block the road with cars. We spoke to the residents but could not meet on any of their demands. The residents were told that the Gardai would need to be called if they continued to hamper works. The Gardai were called on the 11/02/20 and the Gardai informed the residents that they could be arrested if they continue to obstruct works. Since the Gardai intervention, the residents have not tried to stop the works in Cloverhill.

Excavation works for the storm and foul drainage on the Kilbride road have not continued due to the number of services in the road. MDY and WCC water services are in discussions on the correct method to perform these works while also decreasing the inconvenience to local residents.

Internally, 9 house blocks are being 2nd fixed, along with kitchen and tile installation. Footpaths and finishing to boundary wall works have started. The final two house blocks are getting their roof installations finished. Windows/doors and render are due to these house blocks within the next 2 weeks.

Due to delays with the ESB and the drainage connections, the programme completion date is now 21/04/20.

Jameson Heights

The site consists of 20 houses. 15 of the houses have their roofs installed, blockwork is up to joist level on the remaining 5 houses. 6 houses are skimmed internally and are drying out before painting starts. First fixing is ongoing in the remaining 9 houses and plasterboarding is due to start on these next week. Watermain laying has started to the site. The contractor is confident at the present time that they can finish the houses on programme.

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.

Kilmantain Place

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

San Remo Homeless shelter

The District Manager reported back to the Members with a response from the Director of Services regarding questions raised by them relating to the proposed homeless shelter at San Remo nursing home site.

- The acquisition of San Remo is nearing completion. On day of completion of purchase, the Council will enter into a caretaking agreement with the Housing Agency, which will allow the fire upgrade and necessary remodelling works to commence.
- Community Assessment all relevant/appropriate assessments have been carried out
- As stated, the purchase is nearing completion. On completion of the necessary works, the Council will enter into a Service Level Agreement with Dublin Simon and commence the transition of clients to San Remo.
- The Liaison Committee is likely to be set up when the facility is operational, as is normal practise. The residents will be asked to nominate a representative to sit on same.

Following a lengthy discussion on the provision of a homeless shelter at the San Remo site, the Members agreed that a proposed liaison committee should be set up as soon as possible in order to deal with many issues arising as a result of the development. It was proposed that the liaison committee is to be set up by Wicklow County Council comprising of Municipal District Members, members of the nearby residents, associations, Simon Community officials and a member of the Gardai.

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. There has been a significant increase in the grant allocation to County Wicklow and the 2020 allocation for Bray has recently been confirmed as €765,400. Tenders have been received for most of the proposed roads programmes and the status of the programme is as follows

Road Number	Road Name and/or Townland Name	Length of work (m)	Comment
2020	Restoration Improvement		
L-1011-57	Glenree Road	145 0	Drainage preparation started, reconstruction proposed April/May
L-5014	Lackandarragh-Hostel Road	300 0	Drainage preparation started, reconstruction proposed April/May
R-117-37	Bray Road, Enniskerry (21 bends)	304	Substantially completed –further minor drainage and surfacing works
R-761-13	Vevay Road Putland-Church Rds	560	Surfacing completed – lining progressing
R-766-	Meath Road, Bray	110	Planned for late March

155 L-1970- 2	Convent Ave, Bray	80	Planned for late March
L- 19641-0	Raheen Park	160	Planned for late March
L-19562	Richmond Park	323	Contract awarded for surfacing Completed on reduced area
L- 19654-0	Charnwood	187	
L-19630	Glenthorn	162	Contract awarded for surfacing
	Sugarloaf Crescent	110	Surfacing completed Reconstruction proposed
L-1013- 57	Waterfall Road Bahana	820	April/May Contract awarded for surfacing
L-1031- 0	Red Lane	265	
L-5035- 0	Killough Lower	112	Preparation work completed. Contract awarded for surfacing
Road Number	Road Name and/or Townland Name	Length of work (m)	Comment
2020	Restoration Maintenance		
R-760- 34	Ballybawn-Killough Lower	130 0	Surface Dressing proposed May/June
L-1035- 0	Old Long Hill	160 0	“
		110	“
R-760-0	Ballyorney-Tinnahinch	0	“
L-5029- 0	Quill Road	195 0	“
L-1007- 0	Monastery Road	120 0	“
L-50291	Glencap Road	425	“
L-1013- 57	Waterfall Road Ballinagee	197 0	“

Substantially less surfacing was carried out at Charnwood than planned as contractor could not get cars removed. However an old defective trench reinstatement was repaired so the essential surfacing has been completed. Due to competitive tenders received and reduced area at Charnwood there may be scope for additional areas of restoration improvement works. This will be reviewed after Easter.

Road Patchwork Repairs

Patchwork repairs to defective area of road have been carried out at the following locations:

Old Connaught View
Old Connaught Grove
Rowan Grove.
Dargle Heights.
Ashleigh Hights,
ArdChualann
Hazelwood,
Boghall Road.
Killarney Road,
WTS Middle,
O'Byrne Road,
Wurtzburg Road.

Footpaths

A tender was awarded for 600 sqm of local footpath repairs throughout the Bray area. Footpaths patchwork completed at :

Old Connaught View
Old Connaught Grove
Rowan Grove.
Dargle Heights.
ArdChualann
Boghall Road.
Footpath grinding completed and includes:
Seapoint Road,
Seapoint Court
Strand Road and Promenade
Wyndham Park
Meath Road
Sidmonton Road
Florence Road
Sidmonton Ave
Galtrim Road and Park
Albert Ave
Kingsmill Road
Newcourt Road and Ave
Cuala Road
Edward Road
Camaderry Road
Raheen Park
Seacrest
Loretto
Sans Souci
Charnwood
Lauderdale.
All Fassaroe Estate and Little Bray
Killarney Road.

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.

Capital Works

The Bray Public Transport Bridge: This is a URDF scheme. Tenders have been received for the GI works (currently been assessed). Design ongoing with bridge and link roads. It is envisaged that Part 8 application will be made towards end of Q1 of 2020.

Bray Bus Priority & Congestion Mitigation: At a meeting with the NTA today, funding approval was given to proceed with a traffic management scheme this year that aims to reduce congestion of north bound traffic on Bray Main Street and thereby allow for increased priority for buses. The works entails new signing and new and modified signalling, including bus detection, with only minor civil works. Through traffic northbound will be discouraged northbound as they will be diverted to the Herbert Road. The proposal is considered essential in preparation of the opening of the Florentine, which will generate additional town centre traffic. The scheme will also help with calibrate traffic models and help determine future traffic management improvements. The costs involved for this proposal are modest and can easily be amended in response to changing traffic demands.

Killarney Road & Vevay Road Cycle Scheme: This scheme has been on hold for the last few years over concerns by the NTA on related town centre traffic issues. In view of the agreement to advance with the Bray Bus Priority & Congestion Mitigation Scheme, the NTA have agreed to the council proceeding with the detailed design of these schemes.

Fran O'Toole Pedestrian Bridges: A draft options report issued by the consultants last year recommended that Seapoint Road be made one-way west bound in order to resolve cycle conflicts on the bridge. The NTA have agreed with the council that this needs to be reviewed having regard to the wider road network impact and the scheme must therefore include for the upgrade of Seapoint Road. A meeting with the consultants has been arranged to review scope of scheme.

Seafont Plaza: The detailed design and construction tender documents are substantially complete and it is expected that they will be issued with the objective of commencing works in September

Bray Transport Interchange: Site investigation contract is due to commence shortly. It is proposed to have the detailed design and tender document issued with the objective of commencing works in September.

Other Works

Public realm funded work for a zebra crossing at the R755 Rocky Valley Road, Kilmacanogue is progressing.

The rail underpass north of Bray Harbour is now opened for an hour in the morning and afternoon for pedestrians and cyclists only under the school management. It is proposed to obtain an agreement for 24/7 access for pedestrians and cyclist from Irish Rail.

Grants have been obtained by both the Municipal Districts of Greystones and Bray for the provision of a pedestrian crossing at Windgates. A proposal will be prepared for public consultation in accordance with Section 38 of the Road Traffic Act 1994 shortly.

6. To receive an update on the Bray Town Centre

The Oakmount site was closed for 3 months due to Covid-19 crisis. The site reopened on 18th May last. The management team of the main contractor and design teams have been operating from the site. A lot of work was carried out on site during this time for Covid H&S. New staff welfare facilities have been installed in the basement of the site. During this time ESB Networks have connected to the sub station on site.

It is envisaged that the site will be operating with 80 staff on site from next week. Oakmount are currently working on a revised work programme and all the sub-contractors and supply chain operators are feeding into this programme. When this is finalised Oakmount will be in contact with the council.

Even though we are in different times the letting of the units are progressing. There are a number of lettings at heads of agreement. Further information will issue on the Council monthly updates.

7. To agree a date for the next meeting

A discussion took place regarding the scheduling of a July Municipal meeting. The Members agreed, taking into account the current Covid-19 recommendations that it would be best practice to proceed with regular zoom update meetings rather than holding face to face municipal meetings. This matter would be reviewed as the country moved through the various reopening phases.

Due to time constraints the following items were not reached

8. Update on Covid-19 Business Continuity Bray Municipal District

9. Notices of Motion

10. Reports and Recommendations

11. Any Other Business

This concluded the meeting.

Signed: _____
CATHAOIRLEACH

Signed: _____
DISTRICT ADMINISTRATOR

Dated: _____