

**Minutes of the Ordinary Meeting of the Municipal District of Bray held
on Zoom on Tuesday 6th July 2021 at 6.30 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. Christine Flood, A/District Manager**
- Mr. David Forde, District Administrator**
- Mr. Liam Bourke, District Engineer**
- Ms. Triona Irving, Administrative Officer**

Apologies:

- Ms Lorraine Gallagher, District Manager**

Cathaoirleach Aoife Flynn Kennedy commenced the meeting at 6.30pm. She welcomed all in attendance which included Council Officials, Municipal District Members, members of the public and members of the media. She outlined the procedures that must be adhered to in accordance with the standing orders for Bray Municipal District, they are as follows

- Members of the public and media may be present at a remote meeting of Bray Municipal District.
- Attendees must comply with Bray Municipal District Standing Orders and Supplementary Standing Orders to Regulate Remote Meetings.
- Members of the media and public shall give prior notice of a request to join an online meeting of Bray Municipal District.
- Requests must be emailed to the District Administrator at braymd@wicklowcoco.ie no later than 12 noon on the day of the meeting. A name and email address is required.
- The link to the meeting is for the recipient only and must not be forwarded on to any other person(s).
- Attendees must maintain silence and observe any directions given by the Cathaoirleach or by an official of the Council. Mics must be kept on mute at all times.
- Members of the public and the media do not have the right to speak, any interruptions or endeavours to interrupt will result in the remote connection being terminated.

- No other recording of the meeting and its proceedings by any person in attendance (elected members, media or members of the public) is permitted.

1. Confirmation of Minutes of the Ordinary Meeting of the Municipal District of Bray dated 15th June 2021

Councillor O'Connor proposed the confirmation of the minutes of the Municipal Meeting held 15th June 2021, Councillor Corrigan seconded the proposal and they were unanimously agreed by the Members.

2. Confirmation of Minutes of the Annual Meeting of the Municipal District of Bray dated 15th June 2021

Councillor Ferris proposed the confirmation of the minutes of the Annual Meeting of the Municipal District of Bray held 15th June 2021, Councillor Doyle seconded the proposal and they were unanimously agreed by the Members.

3. To consider report in accordance with Section 179 of the Planning & Development Act, 2000 as amended; Part 8 of the Planning & Development Regulations, 2001 as amended: In respect of the proposed development of 3 apartments at the junction of Upper Dargle Road and Sutton Road, Bray, County Wicklow.

Wicklow County Council, Housing staff, Declan Marnane, Senior Engineer, Theresa O'Brien, Senior Executive Officer, Michael Hamill, Development Manager with Respond, Approved Housing Body & Damien Foley, Project Architect, MRL Architects addressed the meeting to inform the Members on the details in respect of the proposed development of 3 apartments at the junction of Upper Dargle Road and Sutton Road, Bray, County Wicklow.

Members concerns & observations

- Impact on surrounding properties
- Overlooking
- Sunlight
- Laneway to rear
- Interruption to existing services(wiring/internet)
- Subsidence
- Removal of parking
- Allocations based on tenants having cars
- Inappropriate location
- Open Space
- Disruption during construction
- Consultation with residents

Impact on surrounding properties/Subsidence

Mr Damien Foley, Project Architect, MRL Architects advised that this matter was examined carefully. A structural engineer has been consulted and this will be continuously monitored during construction, provision will be in place to ensure there is no damage to existing properties. A concrete retaining wall will be used, as is the norm in all urban projects.

Overlooking & Sunlight

Mr Foley stated that the stepped back/tiered design of the building will address any overlooking or loss of light issues. There will also be screen walls and planting.

Laneway to rear

Mr Foley advised that no construction access will be permitted through Mount Pleasant. Any wiring/cabling affected will be carefully repositioned.

Removal of parking

Concerns were raised that the removal of parking would affect the allocation of tenants to the properties. Housing Officer, Ms Triona Irving advised that the ownership of a vehicle would not be taken into consideration when allocation the units, although people would be informed that there won't be parking provided. Mr Foley advised that it was considered acceptable that that no parking was provided, due to the location of the development which is a short walk to the town centre which is well serviced by public transport.

Open Space

A query was raised in relation to the open space provided in the development. Mr Foley advised that the space provided was in excess of what was required. There are two separate open spaces provided, the balcony to the front and space to the rear. There are also external steps to the side of the building which incorporate landscaped planters & lighting. This area will be secured and for use by residents only.

Disruption during construction

Members had concerns in relation to disruption caused during construction. Due to the location of the site a Traffic and Construction Management Plan will be produced for the scheme. These will be provided to Wicklow County Council and will form part of the contract construction works, to ensure the minimal inconvenience occurs during the development of the site.

Consultation

A member raised a query in relation to what consultation had taken place with existing residents.

Mr Foley stated that under normal circumstances they would work continuously with stakeholders but due to COVID-19 this process had been curtailed.

Members noted that modifications had been made from the original proposal in response to concerns raised by members of the public.

Cllr. Ferris proposed to carry out the proposed development as recommended by the Chief Executives Report without amendments.

This was seconded by Cllr. Flynn Kennedy.

The members voted as follows:

RE: PART 8 in respect of the proposed development of 3 apartments at the junction of Upper Dargle Road and Sutton Road, Bray, Co Wicklow			
	FOR	AGAINST	
Councillor Joe Behan		√	
Councillor Melanie Corrigan	√		
Councillor Anne Ferris	√		
Councillor Aoife Flynn Kennedy	√		
Councillor Erika Doyle	√		
Councillor Grace McManus	√		
Councillor Dermot O'Brien	√		
Councillor Rory O'Connor	√		
<i>Total Votes</i>	7	1	

- 4. To consider report in accordance with Section 179 of the Planning & Development Act, 2000 as amended; Part 8 of the Planning & Development Regulations, 2001 as amended: In respect of the proposed development of 18 apartments at the Kilbride Road site at the junction of Killarney Road and Ballywaltrim Road, Bray, County Wicklow.**

Members Observations

- Height/scale of proposed development
- Impact on neighbouring properties/overlooking/loss of light
- Open Space
- Traffic/Parking Issues
- Construction Disruption
- Footpath/Cycle Provision

Height/scale of proposed development

Members raised concerns in relation to the height/scale of the development. Mr Foley advised that although the apartment block is a maximum of four storeys high, the design in effect provides a two and three storey visual appearance when viewed from properties located to the rear and side of the site. The proposal for increased building heights is in accordance with national planning policy guidelines. Senior Engineer, Declan Marnane advised that higher densities are necessary due to the nature of this development and to ensure the viability of the project. Reduction in size would mean the loss of housing for four families

Impact on neighbouring properties, overlooking/loss of light

Members queried issues with regards to overlooking & loss of light for neighbouring properties.

Mr Foley advised that the issue of potential overlooking has been mitigated by the orientation of the building and with obscured screens to balconies closest to the nearest existing properties. A blank gable is proposed on the eastern boundary to avoid overlooking of 1 & 2 Glenthorn. Semi mature trees will also be planted for additional screening.

Separation distances standard of 22m between the proposed building and the existing adjacent properties have been maintained. The building is designed to step down across the site & the flat roof construction will minimise impact on adjacent dwellings

A sun analysis assessment has been carried out to ensure no undue impact is created by the development to adjacent properties.

Open Space

Landscaped communal amenity space is provided in the form of a terrace to the rear of the proposed development. The amount of open space provided is well in excess of the minimum standards required. The communal amenity space facilitates play and provided secure garden space for residents with controlled gated private access.

Parking/Traffic Issues

A query in relation to parking provision and traffic congestion was raised. It was advised that 19 parking spaces have been provided within the site (15 are within an internal ground floor parking area and 4 parallel parking spaces along Ballywaltrim Road.

It is considered by Wicklow County Council that the surrounding road network has the capacity to accommodate the additional traffic movements associated with the proposed development. A traffic management plan and measures will be implemented throughout the construction and control measures applied and monitored on a weekly basis. Any congestion issues will be addressed and

actioned to ensure no impact occurs on local residents/businesses during construction.

Parking by construction workers & deliveries will be addressed and monitored as part of the logistics plan on traffic control measures and adhered to as part of the construction contract. This will be constantly reviewed and assessed for compliance by consultants. Delivery times during construction will be examined to minimise impact to local school.

Construction Disruption

Members had concerns regarding the issue of disruption, dirt and noise Mr Foley advised that a construction management plan will be required and will form part of the main contract. This will be continually monitored during the extent of the contract for compliance. This ensures any items arising will be addressed and minimise any disruption caused. Construction noise and pollutants will be monitored during regular technical meeting and controlled as part of the construction management plan.

Footpath/Cycle Provision

A query was raised with regards to footpath and cycle provision. Mr Foley advised that a proposed new cycle path has been incorporated within proposals, dropped kerbs and tactile paving will be at vehicular crossing points. An extend of new pedestrian footpath is proposed adjacent to new layby parking proposed for Ballywaltrim Road. 32 cycle stands will be provided within the development at a secure and accessible location.

Cllr. Flynn Kennedy proposed to carry out the proposed development as recommended by the Chief Executives Report without amendments.

This was seconded by Cllr. Ferris Kennedy.

The members voted as follows:

RE: PART 8 in respect of the proposed development of 18 apartments at the Kilbride Road site at the junction of Killarney Road and Ballywaltrim Road, Bray, County Wicklow.			
	FOR	AGAINST	
Councillor Joe Behan		√	
Councillor Melanie Corrigan	√		
Councillor Anne Ferris	√		
Councillor Aoife Flynn Kennedy	√		
Councillor Erika Doyle	√		
Councillor Grace McManus		√	
Councillor Dermot O'Brien		√	
Councillor Rory O'Connor	√		
<i>Total Votes</i>	5	3	

5. 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.

Cllr. Ferris proposed the adoption of the Municipal Schedule of Works.

Cllr. O'Connor seconded the proposal and it was unanimously agreed by the Members.

Members queries and observations

- Why no funding for footpaths
- Funds raised from increase in parking fees

<u>Footpaths</u>	Figures supplied by Finance We submit figures for 2022 Need to be adopted in Nov budget
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<u>Parking increase</u>	Not included in this. Collected to date not included Extra income will be in a separate report Head of Finance advised will be retained
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6. To consider the Housing Report

Árd na Gréine

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

The erection of superstructures to each of the houses has concluded. As the roofing and construction of the outer block walls completes, scaffolding is being removed in order to allow the rendering and external drainage works to continue. Internally, plaster boarding is continuing with plastering due to start in the coming week.

Kilbride Lane

Work has been completed at Kilbride Court, Kilbride Lane. WCC has taken possession of 42 no. housing units. Allocations have been made with the tenants being given keys on the 1st July

Cedar Court

The project has been tendered, closing date is the 14th July.

Sutton Villas

Part 8 Report to be discussed at July 2021 meeting.

Kilbride Lodge

Part 8 Report to be discussed at July 2021 meeting.

Rehills Lands

Council staff are continuing to look at issues in relation to access; a preliminary design of a bridge is also currently being undertaken.

Members queries and observations

Members thanked Ms Irving & the housing staff for their work in relation to the Kilbride Court project.

A member raised a query in relation to community development supports for Kilbride Court residents.

Ms Irving, Housing Administration Officer advised that the Estate Development Officer will be in contact with residents in due course to ascertain resident's interest in such projects.

A member raised a query in relation to the APC site and its suitability in relation to housing development.

Ms Irving advised that this matter had been referred to the housing section in Wicklow County Council for consideration.

A query was raised in relation to the part 5 commitment for a development at Strand Road.

Ms Irving advised that 4 houses, off the Boghall Road were proposed to meet the part 5 requirement but retention planning permission had not been granted.

Wicklow County Council continues to engage with the developer in relation to this matter.

7. To receive a Report on Roads and Transport

Roads Programme

The following is the current status of the road work programme for 2021.

rac	Road Name and/or Townland Name	Length of Work (m)	Comment
Restoration Improvement			
R768	Bray Southern Cross	967	Postponed due to NTA scheme. Alternatives are being assessed for 2021
L5014	Glaskenny Road	927	Road recycling contract awarded, Edge preparation works commenced
L19587	Sidmonton Court	146	Inlay Surface Restoration
L10071	Monastery Grove, Enniskerry	393	Ralumac base and surface course
L1031	Red Lane, Kilmurray	1161	Structural Overlay and surface dressing completed
L1013	Waterfall Road Crone	1116	Structural overlay and patch repairs completed.
L19668	Woodbrook Lawn	591	Regulation and surface overlay
L1015	Onagh Road	2408	Structural overlay and surface dressing completed. Road recycling contract awarded on next section
L1017	Blackstick Lane	546	Surface Restoration Road recycling contract awarded
L5807	Greenpark Road	522	Surface Restoration
L1970	Convent Avenue	161	Reconstruction of concrete road
Restoration Maintenance			
L1019	Little Newtown	151	Structural overlay and surface dressing completed
R918	Upper Dargle Road	722	6mm high psv 70%
L1013	Waterfall Road	4339	Surface dressing
R767	Killarney Road, Bray	656	Surface Dressing
R760	Tinnahinch Road	1026	Surface Dressing completed
L5813	Hazelwood	637	Surface Dressing

Drainage Works

Essential drainage works have been funded from Road maintenance. Works are planned shortly at Kilmacanogue, Curtlestown and to a damaged culvert at Ballyross.

The confirmed funding of €100,000 for planned drainage works is less than required for all of the drainage issues identified. The Bray MD was also unsuccessful in obtaining Climate Action funding. Priority of drainage works may change. The following is current status of anticipated works this year

Location of Drainage Works	Comment
L5008 Killegar Lane: Upgrade of defective drains	Substantially complete
R117, The Scalp Drainage	Completed
R760 Ballybawn Cottages: Outfall improvement,	To do
R755 Calary Upper Drainage Improvements	To do
L1011 Glenree Road, Cloon: Culvert Restoration	Completed
L1013 Waterfall Road: Piping a roadside ditch	To do
L5014, Glasskenny: piping a roadside ditch	To do

Safety Improvement Works

Contract was awarded last year for antiskid surfacing at R755 Killough Upper and the 21 Bends but has also been delayed due to unavailability of contractor and low temperatures for this type of work. This work commenced last week and but incurred further delay due to plant breakdown and wet weather. Antiskid surfacing on the approach to the new raised crossing on Monastery Road was added to the contract and has been completed.

Safety Improvement Funding has been allocated to Powerscourt National School to flashing amber school warning signs at the approaches on the Cookstown Road. Poles have been put up and we are waiting on next year's school schedule to programme into new signs before installation.

Footpath Works

There is no footpath funding in 2021. Defects are being assessed and some of the most critical may be repaired from roads maintenance budget. Some of the identified path defects requiring funding are attached.

Other Works

Enniskerry Village Renewal:

The Part 8 planning approval was obtained at the June meeting. A price has been obtained for the engagement of a conservation architect for the architectural assessment prior to completion of the detailed design and tender preparation.

Ballyreagh Bridge:

An examination of the Ballyreagh Bridge, Waterfall has found that it has suffered significant structural deterioration. A detailed structural assessment is planned.

Enniskerry Square Disney Production:

Filming will be continuing this week and again in a few weeks. There will be road closures for filming but scheduled bus services will be accommodated between takes. Alternative routes for other traffic will be via the Cookstown Road, Monastery Road and Forge Road. Traffic management will be by AGS. The film set

constructed at Enniskerry Square is drawing large crowds to the village and creating traffic congestion and safety issues. Temporary parking facilities were provided last week by local businesses and sports clubs.

Woodbrook Landfill Remediation Project:

DLR Co Co has agreed purchase of the land from Woodbrook. The development of a landscaped park is proposed by DLR Co Co. Works on the site and haulage of rock armour stone are on-going and are expected to continue for several months.

Former APC Site:

The Cedar Court second phase will be tendered shortly. There is a requirement to relocate the district's construction material stored at the site. Funding is being sought to extend the Boghall depot into the APC site to accommodate this material.

Dublin Road/Old Connaught Ave Traffic Signals:

Due to the recurring failure of these signals over the last few weeks and the delays in repairing due to difficulties in obtaining replacement parts, it has been decided to replace the traffic signal controller with a new version. The estimated cost of approximately €20,000 is unfunded.

Member queries and observations

Peoples Park – Members raised concerns in relation to the proposed lighting to be installed at the People's Park. District Engineer, Liam Bourke advised that he would make arrangements to meet with some of the residents to discuss their concerns, prior to the commencement of any works.

Convent Hill – A member queried the parking situation on Convent Hill

The District Engineer advised that parking offences were a matter for the parking section.

A query was raised about the cycle track on Convent Hill. Mr. Bourke advised that the track had to terminate at a certain point, in order to comply with a safety audit.

Ballyorney Road – A member enquired when the footpath to Ballyorney Road would be completed. The District Engineer advised that due to lack of funding the works were complete for now, an extension would depend on land availability which has not yet been investigated.

Disney Filming – Queries were raised in relation to the recent filming which took place in Enniskerry.

The District Engineer advised that Bray MD were consulted on the traffic management plan but that no one could have anticipated the level of interest or volumes of traffic the filming generated.

Members were advised that any funds raised were used to benefit various community groups.

The members thanked the residents and traders for their patience during the filming.

The members thanked the volunteers who helped out over the duration of filming.

Acting District Manager, Ms Christine Flood acknowledged that the filming had been disruptive and thanked the people of Enniskerry for their patience. She advised that the Disney budget was €70 million and that a project of this scale will benefit the film strategy in County Wicklow for years to come

8. To receive an update on strategic infrastructure projects:

Bray Central

Due to time restrictions this item was not discussed.

Bray Harbour Improvement Scheme

Due to time restrictions this item was not discussed

9. Notices of Motion

Due to time restrictions this item was not discussed

10. Reports and Recommendations

Due to time restrictions this item was not discussed

11. Any Other Business

Due to time restrictions this item was not discussed

This concluded the meeting.

Signed:

CATHAOIRLEACH

Signed:

DISTRICT ADMINISTRATOR

Dated:
