

Minutes of the Ordinary Meeting of the Municipal District of Bray held in the Council Chamber, Town Hall, Bray on Tuesday 2nd April 2019 at 7.30 p.m.

Present:

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

Also present:

**Mr. Thomas Murphy, District Manager
Mr. Liam Bourke, District Engineer
Ms. Triona Irving, Administrative Officer
Mr. David Forde, District Administrator**

A Vote of Sympathy was passed to the families of John Annesley, Arklow and Maureen Doyle, Roundwood, who recently passed away.

1. Confirmation of Minutes of the Ordinary Meeting dated 5th March 2019

Councillor Fox proposed confirmation of the minutes of the Ordinary Meeting of the Municipal District of Bray dated 5th March 2019, Councillor Ryan seconded the proposal and they were unanimously agreed by the Members.

Following confirmation of the minutes of the March meeting, Councillor Oliver O'Brien asked for item 4 of the March Minutes to be amended to read as follows.

"A Member expressed concerns that some of his proposals for the expenditure of the public realm were not considered and brought before the Members at the previous meeting" The Cathaoirleach agreed to this amendment.

Councillor O'Brien also expressed his concerns that the minutes of the meeting were not detailed enough and they did not give an accurate account of the meeting. He felt that they should have been at least two pages longer and he also enquired about the possibility of recording the meetings.

The Cathaoirleach advised Cllr. O'Brien that the minutes of the meeting are a record of the discussions and decisions that take place and that they are not a word for word account what happens at the meeting. He also advised that it had been decided previously not to mention each individual comment by each Member.

- 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 for the construction of 218 no. residential units, Childcare facility, two main vehicular accesses off the Glencree Road, repair, replacement and provision of new drainage and pedestrian infrastructure and 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 at Kilgarron Hill, Parknasilloge, Enniskerry, Co. Wicklow lodged with An Bord Pleanála on the 22nd March 2019. 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.**

Mr. Fergal Keogh and Ms. Lucy Roche, Planning Section, Wicklow County Council, addressed the meeting to discuss the proposed development at Kilgarron Hill, Enniskerry. They explained that under the new Regulations, developers can submit planning applications for large housing developments, known as strategic housing developments, directly to the Board, instead of to local planning authorities.

The new fast-track planning procedures essentially involves a two-stage process, the Board require a complete pre-application consultation in relation to a proposed development with the developers and the relevant planning authority who have a key input into the process.. This is primarily to determine whether a proposed development is broadly consistent with the development plan or local area plan for the area concerned.

Where a planning application is subsequently submitted to the Board, it will be required to make a final determination on the application within 16 weeks of receipt of the application. This will potentially result in planning decisions in respect of strategic housing developments such as the one at Kilgarron being decided within an overall period of 6 months of the commencement of formal pre-application consultations with the Board.

As part of the process a summary of the views expressed by elected Members at the meeting shall be submitted to An Bord Pleanála as part of the report of the Chief Executive

The Members raised the following issues regarding the development at Kilgarron, Enniskerry

Roads :

- Traffic is a major issue
- Large volume of cars accessing in and out of village
- Road infrastructure will need to be upgraded to deal with traffic
- Developer needs to provide evidence that the road network is capable of handling extra volume of traffic
- Road infrastructure has to be part of application
- Questioned access onto Glencree Road
- Road surface is unsatisfactory in Enniskerry

Density:

- Need to get density right
- Density putting more emphasis on National guidelines
- Enquired as to how much the density is over what the development plan states
- Over development for small village – would be concerned about density

Civic/Community:

- What are long term plans for school places
- Need more detail/clarity on community gain
- Development contributions and what benefit Enniskerry might get from contributions
- Community gain has to be phased in along with portion of houses
- Agreement of members phasing of houses with community facilities
- Large amount of houses - doesn't appear to be a lot of open space

General Comments:

- Community unit and provision for school shown on map is outside application – not part of application – not acceptable
- Over development in small village - will turn it into a small town
- Mismatch between national policy and strategic policy
- People affected should be consulted and advised of the impact of the development (Parc Na Sillogue Residents)
- The system dismisses our LAP and zoning
- The process needs to be quicker – speed essential
- Completely opposed to this process skipping Local Authority stage
- We are going to have to move to higher density but it is important to get the balance correct
- Homeless crisis – development needs to be encouraged but only at the correct density and not over development in certain areas
- Process has to be fast but quality of life is important
- Enniskerry is a picturesque village in Wicklow and over 200 units is not conducive to village environment – way over the top
- Nature site to north of this site – impact on this site
- Concern over process of SHD.
- Pro development but has to be done strategically
- Over and above what was zoned for area
- Left provision for phase 2 and further development
- Increase in population may strengthen case for a full time fire service in north Wicklow
- Phasing is extremely important
- Community gain has to be phased along with portion of houses
- Over development for village – will have to be carefully and strategically developed
- Schools at full capacity
- Services in village under pressure
- Why do development plans if we are going to be trumped
- Population in development plan – never reached what we gave it
- Bord have to take into account County Development Plan

- Clarity from Dept of Education and any potential site for school

3. To Receive a presentation on proposed housing scheme located on Parnell Road (Central Garage site)

The Members received a presentation on the proposed housing scheme located on Parnell Road (Central Garage site). The presentation was given by Mr. Joe Lane, Director of Services, Housing, Wicklow County Council and also representatives from Stephen Hannon Architects and Tuath Housing. The proposal is made in response to an expression of interest issued by Wicklow County Council and upon appointment of VHA Architects by Tuath Housing Association.

The site is located at Parnell Road off the Main Street in Bray and is back land site between the rear of Brighton Terrace and a surface car park behind, opening off St Kevin's Square. The development will include thirty one units consisting of one and two bedroom apartments. The Members raised the following issues with the Architects

Q. Has consultation taken place with the elderly to identify their needs ?

A. The Architects advised that they have designed similar developments and have always taken into consideration the needs of the elderly.

Q . Are there provisions in the plans for the installation of a lift?

A. Yes.

Q. Are there provisions in the plans for solar panels on the roof?

A. It is not planned to install solar panels as the heating system that is to be installed is state of the art and very energy efficient. Installing solar panels can be looked at a later date if required.

Q. Do the plans include a communal space?

A. No, the project is not large enough to justify the costs of providing a communal space.

Q. Is there a plan to have a full time Manager in the estate?

A. No, the project is not large enough to justify the costs of providing a full time manager but there will be an active manager on site.

Q. How many car parking spaces will there be?

A. There will be six car parking spaces available. Numbers had to be limited due to the size of the site.

Q. Will the development to be gated?

A. Yes, but this can be reviewed if necessary.

Q. Will there be a risk that the ground floor apartments may be overshadowed?

A. If this is the case the balconies can be taken back slightly which will resolve this issue.

Mr. Joe lane, Director of Housing expects the part eight for this proposed development to go before the full Council Meeting in September.

4. To receive a presentation from Bray Sailing Club

Representatives from Bray sailing club made a presentation to the Members in which they outlined the work that they do in the community. They informed the Members that the sport of

sailing is a very inclusive sport which welcomes males and females of all ages. They advised that the cost of entry to the sport is very low.

The Members were informed that training is to the core of what the club do. They have large numbers of junior and senior members who are particularly active in the summer season. They have also formed a strong partnership with the local Lakers sports club.

Bray Sailing club is also very active in promoting increased environmental awareness such as

- Beach Clean – ups
- “Take 3 for the Sea”
- Reuseable water bottles

The Members thanked the representatives from Bray Sailing Club for their presentation and commended the work the club is doing in the community. They congratulated them on their recent success in winning the Volvo Irish Sailing Training Centre of the Year 2018.

5. To consider Housing Report

Kilbride Lane

The construction of 42 no. social housing units at Kilbride Lane is progressing on schedule with a planned completion date of March 2020. Baridek have been present on site for the past 3 weeks in order to carry out the installation of the 2-stage radon barrier system to the blocks. The majority of work is being focused to the front section of the site (closest to the road) in order to allow the rear section to be used for temporary storage (materials, machinery, spoil etc.). The pouring of floor slabs has commenced and been completed to 4 blocks. The pouring of the slabs is being timed to ensure that they can be successfully power floated within reasonable working hours (in order to avoid noise disturbance). The construction of blockwork walls above DPC level is due to commence presently. A gateman remains on site during working hours to assist in the washing of wheels for vehicles exiting the site, and for guiding vehicles safely off the site.

Ard na Greine

Wicklow County Council have published the part 8 Planning Notice in respect of a 31 unit housing development at lands north of Ard na Greine. The proposed housing scheme will comprise the following 21 no. 2 bed houses (two storey) and 10 no. 3 bed houses (two storey). Plans are on display in the Municipal District offices and County Buildings. Closing date for receipt of written submissions is 12 noon on the 12th April 2019.

Kilmantan Place

The contractor, Burns Construction Limited, appointed to the Kilmantan Place 4 unit development informed WCC on 10th January that they were not in a position to continue the construction works at this site. WCC have since issued a termination notice to the contractor and are currently in the process of retendering the works.

Oldcourt Energy Efficiency Works

Works are ongoing in the final tranche of dwellings.

The Members raised the following queries.

Requested an update on repairs to speed ramps at Old Court Drive estate.

District Engineer Liam Bourke advised that he would arrange for repair works to be carried out on the ramps.

A Member raised the issue of Members being unable to attend meetings in Bray Municipal District between County Officials and Council tenants. He pointed out that this policy differs to what is currently happening in Wicklow whereby Members can attend such meetings.

6. To receive a Report on Roads and Transport

Roads Programme

R117 Enniskerry Village Upgrade and repairs to storm culverts near the monument, which will be funded by development, have to be carried out before road reconstruction in this area will be carried out.

L-1011 Glencree Road tenders have been received. However, that tender has been cancelled as the lowest valid tender substantially exceeded the available budget of €320,800. The scope of works is being reviewed with the intention of retendering for a reduced length of work.

L-19597 Glenlucan Court tenders have been received for a new bitumen macadam surface. The lowest tender has been approved and it is proposed that works will be carried out in April.

L-19592 Churchlands tenders have been received for a new bitumen macadam surface. The lowest tender has been approved and it is proposed that works will be carried out in April.

L-5029 Quill Road preparation works have commenced. Tenders have been received for a surface overlay which is proposed will be carried out in April.

R117 Bray Road Enniskerry survey work has been organised for the purpose of preparing design drawings for a revised vertical alignment where there is an adverse camber before tendering for new surface overlay.

R761 Vevay Road tender documents are to be prepared shortly for new bitumen macadam surface between Charnwood and Vevay Villas. It is proposed to jointly fund with Irish Water following planned water main upgrade works this summer.

R115, Military Road; L1011 Glencree Road; L1013 Waterfall Road Surface Dressing anticipated for May/June.

L-1965 Herbert Road-Ardmore temporary patching work to be carried out shortly in advance of repair and surfacing work.

Footpaths / Drainage

There is a total allocation of €200,000 for footpath repair and renewal. A full programme of footpath works is yet to be prepared but will focus primarily on trip hazards in estates continuing eastwards from the Killarney Road area, with most work east of the Vevay Road in areas such as Newcourt, Seacrest etc.

The grant for road drainage works has been increased to €60,000. In addition to installing a drain at Loretto Avenue to service Kingsmill Lane, drainage work on the Waterfall Road at Bahana is also now planned.

Roads Capital Works

A Revised Options Assessment for the Putland Road Cycle Scheme has been submitted by the consultants. This deals with the treatment of the contraflow cycle scheme at the Meath Road junction. Consultation is to take place with the residents east of Meath Road about the preferred option.

Tender documents for the appointment of consultants for the new public transport bridge over the River Dargle have been published. The council is now preparing the documents for the appointment of consultants designing and preparing CPO for completion of the transport link to the Dart Station.

An amended Bray Transport Interchange Scheme at the Dart Station received approval in March. The scheme will be 100% funded by the NTA. Strategy for progressing the scheme has yet to be determined with CIE.

Following the Part 8 approval for The Seafront Pavilion scheme, a meeting took place with the consultants at which they were briefed on the required amendments. They are currently proceeding with the detailed design and preparation of tender documents. It is intended that a contractor shall be in place to commence work in late August.

The Members raised the following queries

A Member enquired about the replacement of parking bays that were removed from outside the Herbert Road Car Park. The District Engineer advised that the bays were removed in order to improve site lines at the entrance to the car park. The District Engineer advised that the bays will be replaced but at a different location in the area.

A Member enquired about the removal of an ESB pole at the corner of the Herbert Road.

The District Engineer said that he has prepared a report on this issue and will circulate to the Members.

7. To receive an update on the Florentine Centre

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

District Manager Mr. Tom Murphy advised that Savills estate agents have been given responsibility for securing anchor tenants, he advised that one anchor tenant has been secured to date. He also advised that they are actively looking for tenants from the fashion, sport and hair and beauty industry. He also confirmed that a five screen 'Stella' cinema is included in the plans.

The District Manager confirmed design changes have been made to the centre as advised of at the March meeting.

A Member asked if the car park at the Town Centre could be open to the public as soon as possible, even if this means the car park being in use before the completion of the centre.

The Cathaoirleach advised that if the Members wished to visit the site, a group visit could be arranged.

8. Notice of Motions

Notice of Motion in the Name of Councillor John Ryan (03/12/2018)

That the council place the Bray Town Christmas tree (each year moving forward) in the area in front of the Bray Town Hall so that it takes pride of place. If this requires the closure of the slip road in front of the Town Hall that should happen.

Response:- *This proposal would require consultation with the lease holder and public consultation in accordance with Section 75 of the Roads Act, 1993 for the temporary closure of the slip road. The members would have to have regard to objections and a traffic impact assessment before deciding on proceeding with the proposal.*

Notice of Motion in the Name of Councillor John Ryan (03/12/2018)

That this MD erect distance signage on the lower slopes of bray head incorporating the old par three golf course to indicate a loop 5km cross country running route in an effort to promote running in the town.

Response:- *A suitable cross country course would best be conceived and assessed by qualified persons engaged in sports. Bray MD has agreed to assess the 17 Acres with a report on possible uses etc as the members agreed funding for a report in 2018. This proposal can be assessed as part of this report.*

Notice of Motion in the Name of Councillor John Ryan (03/12/2018)

That this MD remove the graffiti on the tourist sign at the harbour beside the start of the prom.

Response:- *This will be added to the supervisors list of works to be addressed at the earliest opportunity.*

Notice of Motion in the Name of Councillor John Ryan (03/12/2018)

That this MD erect clear signage on the Greystones road as cars arrive at the Wilton Roundabout indicating that the left lane is only for left turning cars accessing the Southern Cross Road, as currently vehicles are using this road and then proceeding directly into Bray via the Vevay Road, this is causing immense frustration by traffic queuing in the right hand lane.

Response:- *The existing bifurcation arrow marking shall be renewed and straight ahead (RRM 004) and left turn only (RRM 005) markings shall be installed in their respective lanes at the earliest opportunity when road conditions permit. An advanced lane diverge sign will also be provided.*

Notice of Motion in the Name of Councillor Brendan Thornhill (05/03/2019)

That this Council writes to the Minister of Health Simon Harris with a view to getting an update on the 'Jigsaw Project' with a view to having this project forwarded as the mental health and well being of our youth in the Wicklow area is a very important issue as we are waiting a long time for this project to come to fruition.

Response:- *Following a discussion regarding this matter the Members asked the District Administrator to write to Department of Health requesting an update on the 'Jigsaw Project'*

Notice of Motion in the Name of Councillor Joe Behan (05/03/2019)

That this Council erects speed warning signs in Ledwidge Crescent to ensure the safety of residents, as agreed at a council meeting some time ago

Response: *All appropriate regulatory signs are in place at each entrance to Ledwidge Crescent and no speeding issues have been observed. Road edge markings are proposed on bend at pedestrian link to Dublin Road. Without further information it is not clear that any other signs would provide any safety improvement.*

Following a request by Cllr. Behan on the night of the meeting, for extra signage, District Engineer, Liam Bourke agreed to the erection of "children at play – slow sign" in the green area of the estate.

Notice of Motion in the Name of Councillor Joe Behan (05/03/2019)

That this Council erects name signage for Rockfield Park, Carrigoona Close, Sugarloaf Drive, Sugarloaf View and Sugarloaf Peaks at the main entrance and within these developments.

Response: *Signs will be procured and erected at the earliest opportunity, except for Sugarloaf Peaks, which is not a public road.*

Following a request by Cllr. Behan on the night of the meeting, for extra signage, District Engineer, Liam Bourke agreed to the erection of signs giving directions to Sugarloaf Peaks. Cllr. Behan raised this as an issue as the estate is very difficult to locate and this could cause problems if there is a need for emergency services to be called to the estate.

Notice of Motion in the Name of Councillor Joe Behan (05/03/2019)

That this Council cleans up the scrub area in the open space opposite houses No.21 and 22 Scott Park.

Response: *This has been done.*

Notice of Motion in the Name of Councillor Joe Behan (05/03/2019)

That this Council erects a directional sign indicating the way to St. Mary's Church in Enniskerry from the crossroads on Kilgarron Hill in the village.

Response: *The village suffers from serious signage clutter and is consequently a traffic hazard. No further signs will be erected in the interest of traffic safety. District Engineer, Liam Bourke advised that there is an excessive amount of signage in Enniskerry Village and is looking at streamlining signage for the entire area. It may be possible to include a sign for St. Mary's Church during this process.*

Notice of Motion in the Name of Councillor Joe Behan (05/03/2019)

That this Council installs a Belly Bin between the new council housing development and the shops on Kilbride Lane.

Response: *There is currently no funding available in this year's resources.*

9. Reports and Recommendations

North Wicklow Regional Sports Campus

In June 2018 the Members of Bray MD proposed funding to complete a sports facility audit/analysis in Bray District. A consultant was appointed to carry out this analysis in November last year. As part of the audit, the consultant will undertake a local sport facilities assessment within the Bray District area and will identify physical resources within the District which may have the capacity to address any gaps which the audit identifies. Consultation with clubs and sports organisations has commenced and is ongoing. The objective of this is to examine current provision and future capacity requirements of the area. Key objectives and activities the sports facility audit and assessment will complete include:

- Undertaking a gap analysis based on current capacity and desired facilities among user groups;
- Constructing a local facilities database based on sports clubs located within the District;
- Examining national and international best practice in the context of developing community sports facilities that address current local gaps; and,
- Developing a "Sporting Ambition" scenario for Bray that will propose a community sports facility model with key recommendations to progress to next steps in developing local sports facilities.

Based on the research outputs and stakeholder engagement / feedback the following will also be completed:

- Development of a policy context for a potential facility;
- Socio – economic profiling and projected demand for sports amenities;
- Indicative site costs and layout based on demand model;
- Options analysis;
- Cost benefit analysis; and,
- Business case scenarios and conclusions.

The assessment and final report is expected to be issued in mid May.

Ballywaltrim Report

The Council has contacted the Ballywaltrim Users Committee in order to solicit the opinion of all relevant stakeholders on what improvements and upgrades they would like to see to this facility. Their submissions and observations will inform the drafting of an improvement plan for the recreational grounds. Mr. Stephen Fox, Executive Engineer, had been endeavoring to hold this meeting before the April Council meeting but this not yet happened, the meeting is now scheduled for Wednesday 13th April

The Members asked that “Development in Fassaroe” be an item on the Agenda at the next municipal meeting.

10. Correspondence

N/A

11.A.O.B

N/A

This concluded the meeting.

Signed:

CATHAOIRLEACH

Signed:

DISTRICT ADMINISTRATOR

Dated:
