

**Minutes of the Ordinary Meeting of the Municipal District of Bray held in the Council Chamber, Town Hall, Bray on Tuesday 3<sup>rd</sup> September 2019 at 6.30 p.m.**

**Present:**

**Councillor Joe Behan,  
Councillor Rory O'Connor  
Councillor Grace McManus  
Councillor Dermot O'Brien  
Councillor Anne Ferris  
Councillor Steven Matthews  
Councillor Aoife Flynn Kennedy  
Councillor Melanie Corrigan**

**Also present:**

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

**1. Confirmation of Minutes of Ordinary Meeting dated 9<sup>th</sup> July 2019**

Councillor Aoife Flynn Kennedy proposed the confirmation of the minutes of the meeting held on the 9<sup>th</sup> July 2019, Councillor Rory O'Connor seconded the proposal.

- 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 208 no. residential units, crèche and associated site works at lands at Southern Cross Road, Bray, Co. Wicklow lodged with An Bord Pleanála on the 2<sup>nd</sup> August 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.**

Wicklow County Council planning staff, Senior Executive Planner, Edel Bermingham, Administrative Officer, Siobhan O'Brien, Executive Planner, Aishling McNamara and Senior Executive Officer Theresa O'Brien addressed the meeting to inform the Members of the details, including preplanning consultations and An Bord Pleanála advice notice issued with respect to, Strategic Housing Development Application for the construction of 208 no. residential units, crèche and associated site works at lands at Southern Cross Road, Bray, Co. Wicklow lodged with An Bord Pleanála on the 2<sup>nd</sup> August 2019.

The Members were informed that the proposed development is located on the Southern Cross Road, opposite the IDA Business Park and bounded to the west by the Deerpark Road, to the North by Mountainview estate and to the east by the vacant lands zoned for employment use under the Bray municipal District Local Area plan 2018 -2014.

The proposed development is for residential units and a neighbourhood centre on 3.57Ha of the c.5.2Ha site at Southern Cross lands in Bray.

The Members were advised that their observations and views would be noted and a summary of the same would be forwarded to An Bord Pleanála with the Chief Executive Report.

#### Members views/observations

- Importance of proper community consultation
- Community facilities should not be an afterthought – should be in place before development is completed
- Concerns regarding density - increase in residential units from the original proposal
- Local Area Plan not properly taken into account
- Diminished role of Local Members in the planning process for the development
- Concerns of the impact of the proposed link roads
- Proposed walkways through the estates on Boghall Road may lead to anti social behaviour
- Height of apartment blocks excessive
- Concern re: issuing of letter of comfort to developer
- Identity of developer unknown

- Concern that the development may cause flooding particularly at the Mountainview estate
- Greenway – positive development
- Concerns that playground may be too small for the development

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

#### **Kilbride Lane**

Construction of the 42 No. social housing units at Kilbride Lane in Bray is progressing. The construction of the block and brickwork to the external walls is continuing with 4 of the 11 blocks reaching first floor level or beyond. Scaffolding is being erected to allow work beyond this height to continue. Groundworkers are continuing their work to the site drainage along with the recommencement of boundary treatment works.

Any delay is being mitigated through the acceleration of later aspects of the project and through the continued efforts to recruit additional workers. At present, there is no change to the projected completion date of August 2020.

Safety at the site remains a priority. Through the Employers Representative, Wicklow County Council has been pursuing the contractor to ensure safe egress from the site onto Kilbride Lane along with daily inspection of road conditions to ensure the road remains clear of mud and debris.

#### **Ard na Greine**

Wicklow County Council submitted a Part 8 Planning Application in respect of a 31 unit housing development at lands north of Ard na Greine for consideration by the Councillors at the July Bray Municipal District meeting. The scheme was approved by the elected members. The proposed housing scheme will comprise of 21 no. 2 bed houses (2 storey) and 10 no. 3 bed houses (2 storey).

#### **Kilmantain Place**

Following the termination of the previous construction contract for the 4 unit housing development, the project has successfully been retendered. It is likely that works will commence on site September/October 2019.

### **Jameson Heights, Kilmacanoge**

Construction of 20 social houses. The contractor started work on site on 27/05/19. The site has been cleared, heras fencing has been erected around the perimeter of the site and site hoarding is currently being built by a crew of carpenters. The site compound has still to be fully established but welfare facilities are on site. Ground workers have reduced levels for all houses and are currently installing the main line foul and surface water drainage through the site. Roads, attenuation tank and piling will be starting in the coming weeks. Works are currently behind schedule. Updated programme has been requested from Contractor.

The Members expressed their concerns at the delay in works at three of the developments mentioned in the above report and asked that Council officials put pressure on the contractor to ensure that works can get back on track as soon as possible

A lengthy discussion took place regarding the recent rent reviews that have been carried out by Wicklow County Council and in particular the financial impact it is having on Council tenants in Bray. The Members highlighted that many people have been in contact with them to express their concerns regarding the sizeable increase in their monthly housing rent

The Member enquired if the differential rent scheme in Bray is different to the scheme for the rest of the county and if so would it be worth considering changing the scheme.

Ms.Triona Irving, Housing Officer, Bray Municipal District advised that there hasn't been a rent review since 2015 and that in that time many household incomes have increased considerably due to the recent upturn in economy. Ms Irving also explained that the differential rent scheme in Bray is calculated differently to the scheme in place for tenants in the rest of the County, this dates back to when Bray had a town council. She went on to explain that the calculations in Bray takes into account the principal earners income initially, where as Wicklow rent is based primarily on the tenants

income, also there is a cap on rent in Wicklow of €200 per week, in Bray there is no cap on weekly rent but Ms. Irving explained the weekly rent in Bray does not exceed the rent paid in the private rental sector. Ms Irving pointed out that in many cases tenants on lower household income benefit by having their rent calculations assessed under the current differential scheme in Bray.

Ms Irving advised that any change to the scheme would be reserve function and must go before the Housing SPC for consideration and then vote on by the Members.

A discussion took place regarding the scheduling of a special Housing meeting in Bray Municipal District to discuss the ongoing homeless and housing crisis in Bray. The Cathaoirleach advised that he was finding it difficult to schedule a meeting with Wicklow County Council's senior housing staff due to their extremely heavy workloads. He said he would continue to request their attendance but felt that scheduling a meeting without them in attendance would be pointless. He asked that the Bray representatives on the Housing SPC collate the information and views of the Bray Members re: housing in Bray and revert back to him with same. The two representatives agreed to this request.

The Members were informed that Wicklow County Council Director of Services for Housing, Mr Joe Lane will attend the October Bray Municipal District meeting. The Cathaoirleach asked Members to forward all questions and queries to him in advance of the meeting so that Mr Lane can have answers to the queries and questions on the night.

#### **4. To receive a Report on Roads and Transport.**

##### **Roads Programme**

R117 Enniskerry Village: Road reconstruction in this area will be carried out following upgrade and repairs to storm culverts and Irish water waste water infrastructure near the monument, which are substantially complete.

L-1011 Glencree Road: Reconstruction work was retendered over a 1.7km length, shorter than originally planned due to high cost from first tender. The new tender was awarded and works were completed at the end of May

L-19597 Glenlucan Court: A contract was awarded for a new bitumen macadam surface and works were completed in June.

L-19592 Churchlands: A contract was awarded for a new bitumen macadam surface and works were completed in June.

L-5029 Quill Road: A contract was awarded for a new bitumen macadam surface and works were completed in June.

R117 Bray Road Enniskerry: A 400m section of road has been surveyed, a new profile designed and tender documents prepared for the new profile and surface overlay of the road. There will be new footpath construction and a replacement of the safety barrier. Footpath construction and road safety funding will be utilised to supplement the expected costs of these works.

R761 Vevay Road: Tenders have been received for a 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. Surfacing is delayed until awaiting Irish Water to complete their works.

R115, Military Road; L1011 Glencree Road; L1013 Waterfall Road: Surface Dressing has been completed. All areas have been swept at least once and will be assessed shortly to confirm if further sweeping of loose chipping is required.

L-1965 Herbert Road-Ardmore: Reconstruction patchwork and road surfacing between Killarney Lane and Killarney Heights has been completed.

Micro Surfacing: Following completion of works on the Glencree Road, surplus funding was used to carry out over 9000 sqm of regulation and micro surfacing, which was completed in July at

L-5029 Quill Road, Kilmurray South,

R-760 Ballybawn & Killough Lower

L-1010 Kilmolin-Parnasillogue

### **Footpaths / Drainage**

There is a total allocation of €200,000 for footpath repair and renewal. A programme of footpath works commenced in May and the current status is set out as follows:

Broken sections and trip hazards exceeding 12mm.

Father Colahan Tce	Assessment following Irish Water works.
Vevay Crescent	complete
Sans Souci	complete
Loretto Grange	80% complete next assessment following Irish Water works.
Seacrest	80% complete next assessment following Irish Water works.

Putland Road	complete
Newcourt Road	In progress
Newcourt Avenue	In progress
Raheen Park / Lawn	In progress
Edward Road	In progress
Camaderry Road	In progress
Cula Road	In progress
Cula Grove	In progress
Sidmonton Road	In progress
Westfield Park	planned
Convent Avenue	planned
Loretto Avenue	planned
Sidmonton Square	planned
Novara Avenue	planned
Novara Park	planned
Novara Tce	planned
Florence Road	To be assessed after tree planting
Eglinton Road	To be assessed after tree planting
Wyndham Park	For survey
Galtrim Road	For survey
Gerard Avenue	For survey
Sidmonton Avenue	For survey
Meath Road	For survey
Victoria Avenue	For survey
Strand Road	For survey
Brickfield	For survey
Sidmonton Court	For survey
Aravon Court	For survey
Albert Avenue	For survey
Seapoint Road	For survey
Seapoint Court.	For survey
Duncairn Avenue	For survey
Galtrim Park	For survey
Seymour Road	For survey

### Footpath Grinding

All above following above works will have footpath grinding carried out on remainder of joints and cracks between 3 and 12mm.

### **Road Safety Improvements**

Road Safety Improvement funding, amounting to €55,000 has been allocated for safety works at the Greystones Road Roundabout, Adelaide Road/Florence Road junction and Herbert Road-Glenwwod bend. As the proposed improvements at Adelaide Road/Florence Road are included in the Bray Transport Interchange Scheme, funding was reassigned to supplement safety improvement works at R755 Rocky Valley Road and R117, Bray Road, Enniskerry.

Works planned from this funding includes antiskid surfacing at the downhill approach to the Greystones Road roundabout and at Rocky Valley Road-Rocky Valley Drive, which have been completed, speed reaction sign at Herbert Road and a new safety barrier at the R117.

### **Road Drainage**

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

Works to replace defective culverts in Enniskerry Village centre to facilitate new development is substantially complete. Reinstatement and reconstruction of the road damaged by poor drainage is expected to commence soon.

### **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. A preferred option has been chosen and public consultation was carried out in accordance with Section 38 of the Roads Traffic acts.

Consultants appointed to carry out the detailed designed and preparation of the construction tender documents for the new **public transport bridge** beside Bray Pumping Station have completed the Options Report on the preferred design. The council are now preparing the documents for the appointment of consultants for designing and preparing CPO and Planning submission 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. A strategy for progressing the scheme has yet to be determined with CIE but detailed design and preparation of construction tender documents is progressing.

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. The detailed design and construction tender documents are complete. Issue of tender



for appointment of contractor has yet to proceed. Advanced work for the relocation of the electric vehicle charging points is being organised.

The **R755 road realignment** tie-ins to the existing roadway at Calary Upper and Glasnamullen were completed in early May and traffic are now using the new road section. There will still be some drainage, fencing and landscape works to be completed by this Autumn.

A draft options report has been produced by the consultants for the **Bray Bridge Improvement Scheme**. The main objective of the scheme is to extend the Castle street bus lane to the Main Street by removing existing footpaths and provided new pedestrian bridges on each side of the Fran O'Toole Bridge.

The Members thanked District Engineer Liam Bourke for his report and raised the following queries

Enquired about extension of the white Line – St. Peters Road Dublin Road/Seapoint Road, the white line stops just past bridge.

Enquired about an update on the proposed road safety improvements at entrance to Charnwood

Enquired about the provision of speed signs on Herbert Road

Enquired about provision of children at play signs at Ledwidge Crescent

Enquired about the provision of a sign for Kilmacanogue National School on the kilmacanogue/Roundwood road close to entrance at Rockfield Park

Enquired about provision of zebra crossing in Kilmacanogue

Enquired about provision of barriers on both sides of the road at exit/entrance to fly over at Kilmacanogue

Enquired about provision of wheelchair ramps in Enniskerry close to the community hall.

Enquired about provision of signs giving direction to churches in Enniskerry

Enquired about upgrade of yellow box on St Peters Road

Enquired about hedge cutting at the old A.O. Smiths site

Asked for an update on the proposed upgrade footpath works at Sunbeam premises at the Southern Cross Business Park. District Engineer Liam Bourke advised that he had met with management of the Business Park and that discussions were ongoing.

Enquired about the works currently taking place in Enniskerry and asked for an expected completion date. Also they expressed their frustration that they were not informed the works were taking place.

A discussion took place at how best to forward their enquiries and reps to the engineer. The Members were advised to forward all enquiries to Bray [MD@wiclowncoco.ie](mailto:MD@wiclowncoco.ie) and they would be then forwarded the relevant person to deal with the issue.

Cllr. Behan proposed to request an additional engineer for the Bray Municipal District, This proposal was seconded by Cllr. McManus and unanimously agreed by all Members.

## **5. To discuss the proposed 30kph zones in Bray Municipal District**

### Report on proposed 30kph speed limit zones in Bray Municipal District

Please find attached response from Superintendent Ward to a proposal to creating a 30kph speed limit zone in the centre of Bray. An Garda Síochána support a measure whereby all streets within a agreed radius of the Main Street have their speed limit reduced to 30kph rather than just a selected number of streets. A contiguous zone with the one speed limit would ease enforcement and prosecution.

Under the last speed limit review a 40 kph speed limit was adopted for the Main Street, 30kph for surrounding residential roads and the speed limit on other adjacent regional, primary and secondary roads remained at 50kph. The nature of the Main Street and other streets within a short distance of it, with the high pedestrian volumes, results in maximum speeds closer to 30kph for most of the day. I therefore support the proposal for a contiguous speed limit zone of 30kph centred on the Main Street. However, the distance this extends on adjoining streets should reflect, as far as possible, the nature of the road and the principal purpose it serves. After national roads, regional roads and local primary roads serve as important link roads and motorists are not likely to adhere to low speed limits on these roads over long distances unless there are perceived hazards such as a lot of pedestrian movement crossing the road or there are major visibility issues.

Cathaoirleach Cllr. Steven Matthews advised the proposed would have to go out for public consultation and then go before the full Council meeting for a decision. The Members agreed to re-send the proposals to Wicklow.

#### **6. 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.

The District Manager Thomas 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 for the other available units, there has been a very positive response regarding this matter.

The Members enquired if the project was on schedule and asked for an expected completion date. District Manager advised that a 21 month contract was signed in March 2018 and that progress is satisfactory with no major delays expected.

District Manager Thomas Murphy said a site visit could be arranged for Members within the few week in order to see the progress first hand.

#### **7. Notices of Motions.**

*Notice of Motion in the Name of Councillor Joe Behan (09/07/2019)*

*That this Council resolves to introduce one hour free parking throughout the town immediately.*

Bray MD already offers a 130 space free car park in the Town Centre 7 days a week. It is estimated that there would be a loss of revenue of approximately €500,000 which in turn would also reflect the same loss in Bray MD budget. The review of the parking bye laws is a matter for the plenary council. Members were told that there would be review of the parking byelaws towards the end of the year or early 2020

**Notice of Motion in the Name of Councillor Joe Behan (09/07/2019)**

*That this Council resolves to ban clamping of cars in any car park open to the public in the Bray Municipal District.*

The council has not the statutory authority to ban clamping of cars on private property. District Engineer said that he would check with the Wicklow County Council Law Agent if it is possible to pass Bye laws to prohibit clamping in the town.

**Notice of Motion in the Name of Councillor Joe Behan (09/07/2019)**

*That this Council immediately installs a crash barrier at the boundary of “Anna Curra”, Carrigoona Commons East, Kilmacanogue, because of the serious traffic hazard at this location.*

The best engineering solution is to reduce the likelihood of crashes occurring. The cause of the accidents is high speed. The proposed barriers will not protect pedestrians from an out of control vehicle that crosses the footpath. Road delineation bollards erected over a year ago was not sufficient to induce an adequate speed reduction among all motorists. A Road Safety grant allocation was recently used to install an antiskid surfacing. It is also planned to renew and extend edge of road markings along the section road.

**Notice of Motion in the Name of Councillor Joe Behan (09/07/2019)**

*That this Council commences consultations with the NTA to establish a round Bray bus service with regular links to Kilmacanogue and Enniskerry.*

**Notice of Motion in the Name of Councillor Joe Behan (09/07/2019)**

*That this Council commissions a Traffic Survey to establish possible solutions to the traffic gridlock currently affecting the town daily.*

A number of traffic and transport studies and reports have been carried out over the past several years. A review of these can be presented at a later meeting.

**Notice of Motion in the Name of Councillor Rory O'Connor (06/08/2019)**

*That this council cuts the branches of trees blocking people backyards within the area of Millfield.*

No tree branches were found blocking backyards in Millfield

***Notice of Motion in the Name of Councillor Rory O'Connor (06/08/2019)***

*That this council proposes a feasibility study of turning Natural Heritage Area Site No 724 into a community asset.*

The site is a natural heritage area. The request has been forwarded to the council's heritage officer.

## **8. Reports and Recommendations.**

### **Update on Columbarium Wall Springfield Burial Ground**

An Invitation to Tender for the supply and installation of a columbaria facility at Springfield Cemetery was issued through the eTenders website on 10th June with a closing date of Friday 5<sup>th</sup> July. In total 2 no tenders were received with the contract being awarded to Stone Source Limited. This company have a proven track record in the manufacture and installation of columbaria having been in the business 15 years. Much of their work is with Glasnevin Trust, the largest operator of cremation and burial services in Ireland. The installation will consist of 4 No. units each of 98 niches for a total of 392. As each niche has the capacity to hold 2 standard urns this will facilitate a potential 784 further interments in Springfield Cemetery. The units are due to be installed at the end of October 2019 and will be located at the top of the roadway within the cemetery (adjacent to the Richmond Park Boundary) as provided for in the Cemetery Enhancement Plan adopted in 2013. The Transportation, Water and Environment SPC will make a recommendation on the cost of the niches

### **Town Centre Health Check**

In June this year 5 companies were invited to tender for a Health Check for Bray Town. Two quotes were received and following assessment Future Analytics were engaged in mid July 2019 to commence working on this project. At the Induction day for new Bray MD Members on 4<sup>th</sup> July the District Manager informed the Members that this project was about to commence. Similar projects have taken place in Blessington, Arklow, Kilcoole, Baltinglass and Wicklow Town. An email was sent in late August to groups and individuals to attend a Focus Group Workshop on 5<sup>th</sup> September. A general press release was issued on Friday 30<sup>th</sup> August 2019.

This Health Check should reflect that a number of initiatives have taken place over a sustained period led by the Council and the business community such as Bray Economic Think Tank and the Town Rejuvenation Committee. The Health Check is expected to do more than categorise or classify issues such as vacancy, but also be a creative process that articulates possibilities and pathways to enable positive changes.

The emphasis of the project will be on Bray as a place and an experience that supports a successful and engaging environment at the heart of a successful town in the region. The repositioning of Main Street in its function, experience and amenity is

a potentially important theme for the creative aspects of this study. The consultants will undertake a stakeholder engagement which will include three stages:

- *Online Survey*
- *Focus Group Workshop*
- *Wider Community Group Workshop*

The wider community workshop is scheduled for Wednesday September 18<sup>th</sup> in the Royal Hotel at 7.00pm. The aim of the public consultation events will be to identify:

- *What are the existing assets?*
- *What are the priority actions for town?*
- *How can they be achieved?*
- *Who is responsible for leading the action?*
- *When are actions required to be completed?*

A final report will issue will include a series of recommendations on future opportunities in the town as well as a series of recommendations on how best to communicate the settlement offer of value to its best prospects in ways which will build on the area's distinctive strengths and opportunities and which will align the overall agreed proposition for the wider destination.

The Members expressed the view that they should have a bigger role in the process. They felt the process has huge potential and that it should become a regular item on the agenda of the monthly Municipal District meetings

## **9. Correspondence**

Correspondence was received from the Bray Skateboard Association requesting to attend a Bray Municipal District meeting, to make a presentation on the subject of getting a Skatepark for the town of Bray. The Members discussed the matter and agreed to revert back to Bray Skateboard Association regarding their request once the planned sports audit for Bray had been carried out.

Correspondence was received from Bray Tidy Towns association requesting to attend a District meeting to make a presentation the Members to inform them on the work the association carry out in the town.

Correspondence was received from Mr. Brendan Thornhill requesting to attend and speak at a District meeting to discuss how to tackle the issue of bonfires in the town

## **10. Any Other Business**

The Members highlighted that Bray.ie should be used as a forum for communication for the Council

The Members paid tribute to Barbara Flynn from the Wicklow People, who recently finished up with the paper. They wished her well in the future and thanked her for hard work and diligence over the years.

The policing plan committee will be an item on the agenda for the October meeting.

The Members agreed to a host civic reception for a number of Bray sporting groups and individuals to acknowledge their recent successes on the sporting fields. It was agreed to host the reception before the October Bray Municipal District meeting

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This concluded the meeting.

**Signed:**

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**CATHAOIRLEACH**

**Signed:**

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**DISTRICT ADMINISTRATOR**

**Dated:**

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