

**Minutes of the Ordinary Meeting of the Municipal District of Bray held
By Zoom on Tuesday 11th May 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**

Apologies: **Mr. Liam Bourke, District Engineer**

Also present:

- Ms Lorraine Gallagher, District Manager**
- Mr. David Forde, District Administrator,**
- Ms. Triona Irving, Administrative Officer**
- Mr. Stephen Fox, Executive Engineer**

Cathaoirleach Anne Ferris 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 13th April 2021

Councillor Aoife Flynn Kennedy proposed the confirmation of the minutes of the Municipal Meeting held 13th April 2021, Councillor Melanie Corrigan 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 Pleanala advice notice issued with respect to Strategic Housing Development Application on lands within the townlands of Cookstown & Powerscourt Demesne, Cookstown Road, Enniskerry, Co. Wicklow on a site with an overall area of c. 6.57 hectares.

Wicklow County Council, planning staff, Fergal Keogh, Senior Engineer, Lucy Roche, Executive Planner & Siobhan O'Brien, Administrator Officer addressed the meeting to inform the Members on the details, including preplanning consultations and An Bord Pleanala advice notice issued with respect to Strategic Housing Development Application on lands within the townlands of Cookstown & Powerscourt Demesne, Cookstown Road, Enniskerry, Co. Wicklow on a site with an overall area of c. 6.57 hectares.

They advised the Members that the proposed development will consist of the construction of 165 no. dwellings and associated ancillary infrastructure as follows:

- 105 no. 2 storey houses (49 no. 3 bedroom houses [House Types B, B1, & B2], 56 no. 4 bedroom houses [House Types A, D, E & E1];
- 56 no. apartments/duplex apartments in 6 no. 3 storey buildings – (28 no. 2 bedroom apartments and 28 no. 3 bedroom duplex apartments) all with terrace;
- 4 no. 1 bedroom 'Maisonette' dwellings in a 2 storey building;
- Part 2-storey and single storey creche (c. 510 sq. m - including storage);
- Open space along southern boundary of c. 0.93 hectares [with pedestrian connections to boundary to 'Lover's Leap Lane' to the south and to boundary to the east and west], hard and soft landscaping (including public lighting) and open space (including boundary treatment), communal open space for duplex apartments; regrading/re-profiling of site where required [including import/export of soil as required] along with single storey bicycle/bin stores and ESB substation;

- Vehicular access (including construction access) from the Cookstown Road from a new junction as well as 313 no. car parking spaces and 150 no. cycle spaces;
- Surface water attenuation measures and underground attenuation systems as well as connection to water supply, and provision of foul drainage infrastructure (along the Cookstown Road to existing connection at junction with R760) and provision of underground local pumping station to Irish Water specifications;
- 3 no. temporary (for 3 years) marketing signage structures [2 no. at the proposed entrance and 1 no. at the junction of the R760 and the Cookstown Road] and a single storey marketing suite (c. 81 sq.m) within site;
- All ancillary site development/construction/landscaping works, along with provision of footpath/public lighting to Powerscourt National School pedestrian entrance and lighting from Powerscourt National School entrance to the junction of the R760 along southern side of Cookstown Road and pedestrian crossing across Cookstown Road

The views expressed by the Members at the meeting will be noted and a Summary of these views will be included in the Chief Executive Report and forwarded to An Bord Pleanála

Members observations

- *Excessive height & scale of the development*
- *Excessive density of the development*
- *Local roads unsuitable for such a development*
- *Nearby road subject to flooding*
- *Local schools at full capacity*
- *Development will add to existing traffic congestion in the village*
- *Issues with speeding in vicinity of schools*
- *Commercial crèche not appropriate within development*
- *No bicycle infrastructure*
- *No bus stop*

The Members queried what involvement Wicklow County Council planners had at the pre planning stage and if their views were taken on board. They also queried if the development was a material contravention to the County Development Plan.

Mr. Fergal Keogh advised that there was strong engagement at the pre planning stage with An Bord Pleanála taking into account the views of Wicklow County Council planners. He also advised that the development did not materially contravene Wicklow County Council county development plan.

The Members unanimously opposed the development, the details of which were noted by Ms Siobhan O'Brien, to be included in the Chief Executive's report to be submitted to An Bord Pleanála.

3. 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).

Construction has resumed following the recent lifting of Level 5 restrictions. Three cranes are present on site erecting the prefabricated frames and roof trusses. As the superstructure continues, work to fit window and doors has also commenced. Work is currently being carried out on the public road at Ard na Greine to redirect and upgrade the existing ESB line. Temporary traffic lights are in place.

Kilbride Lane

Work is continuing with the finishing out of the site. The site is preparing for completion and the snagging of the development is ongoing.

The contractor has limited the number of personnel on site due to social distancing as required by Covid-19 guidelines.

Cedar Court

Work continues with the tender documents and ground investigations are largely complete. Consultations have taken place regarding IW and Surface Water drainage scope of work. The project is on schedule to go to tender this month.

Sutton Villas

Advertisement in Bray People on the 7th April, 2021 advising that plans and details of the proposal to construct 3 x 2 bedroom apartments are on display in accordance with Part 8 of the Planning & Development Regulations 2001 (as amended), submissions to be made on or before the 21st May, 2021

Kilbride Lodge

Advertisement in Bray People on the 7th April, 2021 advising that plans and details of the proposal to construct 4 x 1 bedroom and 14 x 2 bedroom apartments are on display in accordance with Part 8 of the Planning & Development Regulations 2001 (as amended), submissions to be made on or before the 21st May, 2021.

Members queries and observations

The Members expressed their disappointment that the development has not yet been completed. Administrative Officer, Ms Triona Irving advised that the development is being managed by the Housing section in Wicklow County Council, she also pointed out that although the hoarding remains up work is ongoing inside the houses.

A query was raised about the retrofitting of houses in Wolfe Tone Square and if a list could be made available to the Members, detailing the houses due to have works

carried out. Ms Irving advised that she would request a list from Wicklow County Council and would circulate the same to the Members.

A Member queried if there was any correspondence back from the Department regarding the letter written to outline the severe need for affordable rental and purchase properties in the Bray area, and request that the Department review the current Housing Assistance Payment rate payable for the Bray area. The District Administrator advised that no correspondence has been received back from the Department to date and he also advised a second letter has been written requesting this information.

A Member requested an update on the Dargle Hall Development on Adelaide Road and enquired how the units there will be managed when completed. Administrative Officer, Ms. Triona Irving advised that a Management company will have responsibility for the management of the units but that the Council will also have an involvement in the Management.

A Member requested a presentation from the Housing staff on the procedures and qualifications etc. in order to be considered for social housing. Administrative Officer, Ms. Triona Irving advised that she would discuss this matter with the SEO in Housing and revert back to the Members with an update.

4. To receive a Report on Roads and Transport

Roads Programme

A Grant allocation of €1,048,720 has been allocated, for the Municipal District of Bray including drainage.

The following is status of the restoration improvement road work locations proposed for 2021. The Restoration Maintenance plan is not yet available.

Road Number	Road Name and/or Townland Name	Length of Work (m)	Comment
R768	Bray Southern Cross	967	Inlay Surface Restoration
L5014	Glaskenny Road	927	Road recycling and reconstruction, 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, Contract Awarded. Edge preparation commenced.
L1013	Waterfall Road Crone	1116	Surface Regulation works, scheduled for this month.
L19668	Woodbrook Lawn	591	Regulation and surface overlay

L1015	Onagh Road	2408	Road recycling, Edge preparation works commenced
L1017	Blackstick Lane	546	Surface Restoration
L5807	Greenpark Road	522	Surface Restoration
L1970	Convent Avenue	161	Reconstruction of concrete road

Drainage Works

Essential drainage works have been funded from Road maintenance. Repairs to damaged bridge parapet at Calary Lower are substantially complete. Drainage works at Church Road, Enniskerry were recently completed bar reinstatement works on private property. A dry period is required to carry out repairs 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 following is 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, road safety improvement	To do
L5014, Glasskenny: piping a roadside ditch, road safety improvement	To do

Additional funding has been sought under Climate Action to address the drainage problem on Cookstown Road. This requires land owner agreements and discussions have commenced.

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 is still committed and is expected to be done as soon as temperature rises above 16deg.

Safety Improvement Funding has been allocated to Powerscourt National School to flashing amber school warning signs at the approaches on the Cookstown Road. An order has been issued for the installation.

Footpath Works

There is no footpath funding in 2021.

NTA Schemes

Presentation on major Bray schemes by the Roads Department.

Proposals have been submitted for approval for proposed bicycle shelters and stands at various locations to the value of about €40,000. The following active travel schemes are managed by the district.

- A contract has been awarded for surfacing works and construction of a raised crossing at the Bogmeadow Bus Terminus and Carpark.
- Approximately 500m of cycle track was completed southbound in the Bray MD.
- The cycle track at the Strand Road North is completed,
- Active Travel funding was allocated in 2021 for lighting at the Peoples Park and Ballywaltrim Park. Specifications were prepared having regard to wildlife and Dark Sky Association considerations for lighting the Peoples Park. Prices are currently being sought and local consultation on lighting aesthetics is proposed on approved options.

Other Works

Enniskerry Village Renewal:

The deadline for the submissions for the Part 8 planning consultation on the proposed scheme has been extended to noon Friday the 28th May.

Enniskerry Square Disney Production:

Filming is proposed for dates in June and July. The works require the installation of stenciling of cobbles on the street and the removal of existing street furniture. Works have commenced on construction of the set. The proposed road closures for filming have been advertised.

Woodbrook Landfill Remediation Project:

DLR Co Co are in the process of buying the land from Woodbrook. A shared vision between Wicklow Co Co and DLR Co Co for the long term management and use of the land is required. Works are expected to commence on the remediation works in coming weeks. The location of the new gas main has to be marked up before heavy vehicles enter the site.

Members Queries and Observations

Herbert Road – update requested on the installation of speed signs on the Herbert Road. District Administrator, David Forde advised that there has been delays due to problems sourcing signage.

Killarney Road/market Square – It was pointed out that a bollard has been removed from Killarney Road/Market Square which now facilitates cars to drive through creating a very dangerous situation.

No footpath funding – Members expressed their frustration and dismay that there was no allocation of footpath funding for 2021.

Public lighting at the Fire Service Memorial - update requested. District Administrator, David Forde advised the lighting has been delivered and will be installed in the near future.

Flood Defence at Rehills land – A Member questioned why there were large piles of silt at the edge of the river and also asked if there was any update on plans to remove the bridge at this land. It was requested that a letter be written to the OPW regarding these matters.

Trees on Herbert Road – request for trees on Herbert Road to be pruned back.

Bog Meadow tarmac – request for update on the tarmac of Bog Meadow. Mr. Stephen Fox, Executive Engineer advised that he expected this work to be carried out by the end of May.

Waterfall Road Enniskerry – Request for the footpath to be completed on the road up the waterfall in Enniskerry.

Kilcroney Lane – Request for speed reducing measures to be implemented at Kilcroney Lane

Raheen Park/Herbert Road - Request for speed reducing measures to be implemented

Convent Hill – A query was raised as to why the bicycle lane on Convent Hill is not completed and also why there are car parking spaces created as this was not included in the initial plan for the area.

Victorian Shelters – update requested on the restoration of the Victorian shelters on Bray seafront. Stephen Fox, Executive Engineer advised that this contract is a tender stage but Brexit has complicated matters as some material required to complete the restoration can only be sourced in the UK.

Parnell Road - Request for update on speed reducing measures to be implemented

Vevay Road – Compliments were paid to Council staff for work carried out on the Vevay Road.

Roundabout Belmont on Southern Cross road – issue raised regarding exiting and entering Belmont Estate on the Southern Cross Road due to traffic congestion.

Brennanstown Footpath - Overgrown branches and hedging at the footpath close to Brennanstown near to Wooddies DIY store, request for these to be cut back.

Ballywaltrim Lane – update requested on ongoing traffic issues on Ballywaltrim Lane

N11 Roadworks - concerns were raised on the impact the N11 works were having on the residents of Kilmurray Cottages.

Tree Damaged – Concerns were raised about the damage caused to the tree outside the Boulevard Shopping centre on the Quinsborough Road. Stephen Fox, Executive Engineer, advised that unfortunately the tree cannot be saved and will have to be removed.

Footpath from Enniskerry to the Scalp – A Member requested if funding could be sought for construction of a footpath to link Enniskerry to the Scalp

Hibernian Bar – Street lighting – it was pointed out that the street lighting is not working outside the Hibernian Bar and if this can be reported.

5. To receive an update on strategic infrastructure projects:

Bray Central

District Administrator, David Forde advised that following the phased lifting of restrictions, the contractors Oakmount have returned to the site last week. They are slowly mobilising site to full capacity and hope to submit a revised program of works in the coming week.

Following a question from a Member regarding the securing of an anchor tenant, Mr Forde advised that it is expected an announcement be made in the near future on this matter.

Bray Harbour Improvement Scheme

District Administrator advised that a steering group has been established which consists of the

- *Chief Executive*
- *District Manager*
- *District Engineer*
- *District Administrator*
- *Senior Engineer*
- *Senior Planner*

A communications bulletin has issued to the Members, TD's and other relevant stakeholders. The next steps are continued communications, land based planning and further engagement with all stakeholders.

6. Proposal on Town Recovery Team

District Manager, Ms Lorraine Gallagher presented the Bray Town Team recovery plan to the Members.

Next Steps:

Terms of reference to be prepared for approval of the elected Members (June, 2021)

Bray Town recovery Team to draw up action plan for the approval of the elected members (June 2021)

7. To consider Wicklow County Council Draft Civic Memorial Policy

This item was discussed in detail at the protocol meeting held prior to the Municipal District meeting. It was proposed to adopt the policy subject to the amendments made to the document at the protocol meeting.

Proposer: Aoife Flynn Kennedy

Secunder: Cllr Erica Doyle

The proposal was unanimously agreed by the Members.

8. Notices of Motion

1. Notice of Motion in the Name of Councillor Joe Behan (04/03/2021)

That this Municipal District completes the surface of the unfinished sections of Springfield Burial Ground immediately.

Response: The surfacing of the area in front of the storage building in Springfield Cemetery has been referred to the Environment Department of Wicklow County Council. Plans are in train to have this work carried out during the summer

2. Notice of Motion in the Name of Councillor Joe Behan (04/03/2021)

That this Municipal District installs pedestrian lights at the junction of the Main Street and Novara Road.

Response: The request will be examined in the context of an overall review of a scheme to address bus priority, traffic congestion and pedestrian safety on Main Street. The NTA have allocated funding to this scheme in 2021 and it is proposed that there should be early public engagement to identify key stakeholders and to provide a consensus on the long-term objectives before progressing to detailed design.

3. Notice of Motion in the Name of Councillor Joe Behan (04/03/2021)

That this Municipal District receives a report on the provision of public toilets in the Municipal District

Response: Presently there are public toilets in 3 locations within the Municipal District. There are 2 No. facilities on the Esplanade, Bray Seafront & 1 No. in Enniskerry village. The Council investigated the possibility of providing additional

facilities in the old Courthouse building adjacent to the Fran O'Toole bridge however this property was found to be unsuitable. The provision of additional facilities within the District would require significant funding. To provide some context, the annual costs associated with the maintenance & upkeep of the existing facilities is circa €92,000 (Esplanade - €53,500, Enniskerry €35,900). It's also worth noting that the refurbishment of the southern toilet block on the Esplanade that took place in 2012 cost approximately €120,000. Were a suitable site identified, the outturn cost for a new facility, depending on project brief (i.e capacity and specification), could be in the order of €200 – 250,000. Any new facility would also give rise to an additional ongoing maintenance cost.

4. Notice of Motion in the Name of Councillor Joe Behan (04/032021)

That this Municipal District receives a full breakdown of Bray Municipal District outdoor and indoor staff number and the associated functions covered by the staff complement.

Response: There is currently 62 staff within the Municipal District. This complement comprises

5 Technical Staff
16 Administrative Staff
2 Overseers
27 Outdoor Staff
3 Traffic Wardens
9 School Wardens

5. Notice of Motion in the Name of Councillor Joe Behan (04/032021)

That this Municipal District condemns the removal of councillors' reserved functions in the sale of public land currently being proposed by the Government in the Land Development Agency Bill.

Response: At the WCC Special Meeting of 22nd March a response issued to the Members.

6. Notice of Motion in the Name of Councillor Dermot O'Brien (08/03/2021)

That this Municipal District undertake an audit of all premises in the Bray MD that are in its ownership or to which it is a custodian and present this information to the members with a view to reviewing the activities or plans for these spaces as well as considering future needs in terms of accessibility, energy efficiency and maintenance etc.

Response: This Notice of Motion can be forwarded to Corporate Estate and the Climate Action Team in Wicklow County Council

7. Notice of Motion in the Name of Councillor Dermot O'Brien (08/03/2021)

That this Municipal District ensures that within the planned scheme of works to be undertaken on the Fran O'Toole bridge an appropriate plaque is included which befits the recognition of this landmark and the individual after whom it was named.

Response: If the scheme progresses to construction, an appropriate plaque will be provided in accordance with the Memorial Policy of Wicklow County Council.

8. Notice of Motion in the Name of Councillor Dermot O'Brien (08/03/2021)

That this Council consider the impact of potential parking overflow from the Kilbride Lane housing development and explore the possibility of yellow lines as an option to mitigate the negative impact on traffic outside the development on Kilbride Lane itself.

Response: The Bray MD will endeavour to secure the support of An Garda Siochana to ensure that traffic safety and road capacity is not further eroded as a consequence of the development and will seek to have a clearway provided if required.

9. Notice of Motion in the Name of Councillor Grace McManus & Councillor Dermot O'Brien (08/03/2021)

That this Council commences the process to take in charge the Schools Road (beside the Ravenswell and Colaiste Raithin campus) given the consistent issues with speedings and pollution on the road.

Response: North of the school entrance is in the jurisdiction of Dun Laoghaire-Rathdown and can only be taken in charge by that authority. The owner who has plans to dig up much of the remaining roads to facilitate development of the land has not agreed to initiating taking in charge these roads. The 'Eastern Local Road' from the new schools to the underpass does not serve public traffic and is not of a general public utility for the purpose of declaring it to be a public road in accordance with Section 11 of the Roads act 1993. No 'as constructed' details have been supplied of the road makeup, drainage or lighting infrastructure and under these circumstances it would not be prudent for the council to accept liability for these roads.

10. Notice of Motion in the Name of Councillor Grace McManus & Councillor Dermot O'Brien (08/03/2021)

That this Council calls on the government, by writing to the Minister for Housing, asking that the Fassaroe Regeneration scheme, which was piloted in Ashlawn Court, is reviewed, and re-funded for completion as a matter of urgency.

Response: This notice of motion can be forwarded to the Housing Section of Wicklow County Council.

It was agreed to forward this item onto Wicklow County Council Housing section and Iso on to the Housing SPC for further discussion.

11. Notice of Motion in the Name of Councillor Erika Doyle (15/03/2021)

That this council installs or constructs a changing shelter for Bray sea swimmers at a location that is convenient and safe for users.

Response: There are already two bespoke changing shelters adjacent to the promenade and where the life guards operate during the summer.

**12. Notice of Motion in the Name of Councillor Aoife Flynn Kennedy
(18/04/2021)**

That Bray Municipal District recognise the growing interest in roller skating and skateboarding, and the huge benefits such activities bring to an individual's physical health, mental health and well-being. As such, that Bray Municipal District support the establishment of a working group consisting of Council Officials, Public Representatives, and key stakeholders, including members of Bray Skateboarding Association to give meaningful engagement and actively establish a Skate Park within Bray Municipal District like that currently in place at the Murrough, Wicklow.

Response: The engineering staff of Bray MD / Bray Town Council has carried out a lot of work on this subject over the past number of years. The Executive Engineer, Mr Stephen Fox, looks forward to working with the elected representatives and stakeholders to ensure this worthwhile project identifies a suitable location and delivers a facility to the district.

**13. Notice of Motion in the Name of Councillor Aoife Flynn Kennedy
(18/04/2021)**

That Bray Municipal District support the huge efforts being made by local communities in the fight against litter and support this by the installation of bins, including regular collection at the following locations-

- Dargle Riverside Park (located at Lower Dargle Road beside Rivervale Apartments
- Boardwalk – from Fran O'Toole Bridge to Bray Harbour.

Response: There is an inadequate budget for new and replacement bins and the locating of bins are prioritised in accordance with areas of greatest footfall and proximity to generators of litter. There is already a bin at the start of Ravenswell Road. This is emptied every weekday and apart from occasional Mondays it is not normally filled to capacity. We can install litter awareness signs at these locations.

9. Reports and Recommendations

Update on Fire Service Report

The recent internal report prepared by the CFO on a full time fire service to the National Directorate for Fire and Emergency Management (NDFEM) was compiled on the basis of latest demographic and population projections for Bray and its environs.

The NDFEM has engaged Dr. Brian Sweeney, an independent fire expert to review our report. Dr. Sweeney is a former Chief Fire Officer in Scotland and has recently carried out a national capacity review of fire services in Ireland. It is understood that the review is nearing completion and the NDFEM will be in a position to respond to us in the near future.

This response when received will be brought to the SPC on Transportation, Water and Emergency Services in the first instance before presentation to Wicklow County Council and Bray MD members.

10. Any Other Business

N/A

This concluded the meeting.

Signed:

CATHAOIRLEACH

Signed:

DISTRICT ADMINISTRATOR

Dated:
