



**Minutes of the Monthly Meeting of the Municipal District of
Bray held in the Council Chamber, Town Hall, Bray on Tuesday
4th April 2023 at 6.30 p.m.**

Present:

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

Also in Attendance:

**Ms. Lorraine Gallagher, District Manager
Ms Linda Healy, District Administrator
Mr. Stephen Fox, Executive Engineer
Mr. Garvan Hickey, Administrative Officer
Housing
Mr. Paul Kelly, Senior Development Manager, RWE
Ms. Emma Gilleece, Community Liaison Officer, RWE
Ms. Audrey Bowen, Minute Taker**

Apologies:

Mr. Liam Bourke, District Engineer

Item 1.

**Confirmation of minutes of the Ordinary Meeting of
Municipal District of Bray dated 7th March 2023**

Councillor Flynn Kennedy proposed the confirmation of the minutes of the ordinary meeting of the Municipal District of Bray held 7th March 2023. Councillor McManus seconded the proposal and they were unanimously agreed by the Members.

Item 2. To receive a presentation on the Dublin Array Offshore Windfarm project from Paul Kelly, Senior Consents Manager & Emma Gilleece, Community Liaison Officer.

Members received a presentation from Mr Paul Kelly Senior Consents Manager and Ms. Emma Gilleece, Community Liaison Officer on the Dublin Array Offshore Windfarm project.

The Elected Members raised the following concerns and observations

The members thanked Mr. Kelly and Ms. Gilleece for their presentation.

- How does the community fund work – will councillors be involved in the process, how much funding will stay in Co Wicklow
- Turbines – range
- Level of work/disruption involved to bring cables to land
- Level of youth involvement in public consultation process
- Education based engagement
- Request for interim report on people’s concerns
- Future technology & maintenance
- Exclusion zone
- Shipwreck discovery
- Seabirds
- Will level of consultation continue during construction phase

Mr Kelly outlined the projected timeline for the project:

2022	Electricity grid connection at existing Carrickmines 220 kV substation Maritime Area Consent
2023	Foreshore Licence Electricity market auction – ORESS Planning application to An Bord Pleanála (ABP)
2026	Construction commencement
2028	Generating electricity

Members were advised that the community fund would be managed by an independent overseer. The fund would commence in line with the construction phase of the project. Mr Kelly advised that they would be in contact with the members in relation to the usage of funds when they know their targets later in the year. It was important that the funds would be used in the right areas.

Mr Kelly advised that the projected range for the turbines was 270-320m and would generate 750-820mw of energy.

Works would include 1 – 2 offshore substation platforms, cables to be laid in seabed.

Landfall location at Shanganagh Cliffs, Shankill

2x HVAC circuits connected into a transition joint bay, buried below ground

Buried cable route from Shanganagh to Ballyogan

Noise, environmental and geotechnical mitigations in place at the landfall.

Geophysical survey has provided detail of the nature of the seabed, including soil types and the location and nature of bedforms, such as sand waves. They have identified six potential wrecks, which were previously uncharted and confirmed position of known wrecks with detailed imagery. This data will be available when going to An Bord Pleanála

Mr Kelly advised that he had been at all public consultation events and had received an excellent level of engagement from members of the public who were eager to understand the process. He said they are committed to furthering that engagement through interactions with primary & secondary schools.

It was their aim to encourage people to look towards this industry when looking for employment and invited people to contact them in this regard.

Members were informed that as this is such a regulated industry, Eirgrid make the designs and the electricity generated has to go back to the national grid.

Maritime Area Regulatory Authority (MARA) will provide oversight of the process

Term of consent is for 45 years, infrastructure has to be decommissioned then or if staying will have to be redesigned for future technology. Maintenance issued will be resolved in situ.

There is no legislation for exclusion zones in Ireland. Avoidance of navigation routes was a key factor in site selection. Displacement of vessels from their current route is minimal. Recreational and fishing vessels will be able to cross the site once operational therefore promoting co-existence.

Designated routes to/from array area for project vessels avoiding crossing main routes.

Cooperation agreements with Irish Coastguard in terms of emergency response procedures.

Communications plan with Dublin Port.

Presence, distribution, abundance and behaviour of bird species in and around the Dublin Array area have been identified by:

- Monthly surveys undertaken over a two year period,
- Survey data previously collected by the project,
- A wide range of third-party data sets

Members were informed that consultation would continue during the construction phase of the project.

Further information can be found at www.dublinarray.com

Item 3. To consider the Housing Report

Cedar Court

Construction is ongoing with the units due for completion in Q2 of 2023.

Parnell Road (Central Garage site)

Tuath have submitted the revised CAS application and it is currently being assessed. The Department had some queries which have been responded to.

Kilbride Lodge and Sutton Villas.

All land registration issues have now been resolved. Respond are in the process of appointing a project manager.

Rehills Lands

The Department and NDFA have appointed consultants for the scheme, and they have started looking at the sites.

Fassaroe.

The Part 8 report has been approved and we finalising the design team.

Southern Cross Road.

A development of 208 houses and apartments, including 20 Part V units, is in the process of being purchased for social housing as a turnkey by Cooperative Housing Ireland. The first units have been delivered. The remaining units should be ready for occupation in the next few weeks.

The Elected Members raised the following concerns and observations

- Staff readiness for the removal of the eviction ban
- 100 units at Kilruddery Glen not allocated
- Part 8 approvals not progressed – why?
- Sutton Villas & Kilbride Lodge becoming nuisance for residents
- 55 units currently vacant – how many are being worked on?
- Cost rental & affordable housing schemes for Bray – Rehills scheme
- Homeless Outreach Officer – update requested
- Process for people who receive a notice to quit
- Is there any available emergency accommodation in Bray

Housing Administrative Officer, Mr Garvan Hickey, informed members that the first phase of apartments in Kilruddery Glen will be allocated by end of May or early June.

Co-operative housing has advised that there is a delay of approximately 2-3 weeks due to some snagging issues. They are writing out to everyone being nominated a two bed property in the coming week. Nominees for one beds have already been contacted.

80 apartments in the second phase are now being completed on site and it is proposed to have these allocated in June/July.

Mr Hickey asked members to send him on the details of any Part 8 they required an update on and he would look for an update for next month's meeting.

In response to vacant properties, Mr Hickey advised that there had been

- 4 new tenancies
- 14 units refurbished and ready to go to allocation
- 16 units gone out to tender
- 5 units due to go to tender

A clean-up plan is being put in place for Kilbride Lodge (Glenthorn)

Respond Housing is appointing a project manager for Sutton Villas.

Mr Hickey advised members that the Rehills scheme brief is to develop a master plan for the site, this will be brought back to the elected members.

The Director of Services for housing will be asked to provide members with updates on the scheme's progress.

The vacant position of Homeless Outreach Officer is in the process of being filled.

In relation to the lifting of the eviction ban, Mr Hickey informed members that they were dealing with four families in Bray MD and hoping to secure tenancies for them.

The housing section is asking people to contact Threshold and the Residential Tenancies Board to ensure any notice to quit is valid.

They are also liaising with the Citizens Information Centre and the Money Advice and Budgeting Service (MABS) in order to provide relevant information to tenants.

There are two emergency units available which are owned by Dublin Simon Community.

The process around notice to quits is to register the notice to quit with Wicklow County Council

Database of applicants with notice to quit is in place

Monthly meeting to progress cases

Close links with AHB's

All department schemes are being utilised.

District Manager, Lorraine Gallagher advised members that she would contact the Director of Services for housing with a view to arranging for him to meet with the elected members

Item 4. To consider District Engineer's report on Roads, Transport, Public Realm & Strategic Infrastructure projects within the BMD

Roads & Transport Report

Roads Programme

The grant allocation has been confirmed for 2023. The amended proposed restoration improvement works in 2023 is contained in table below and totals €931,060. The proposed works included in the 2022-2024 multi-annual programme at Church Hill Lower Enniskerry, Meath Road, Wolfe Tone Square, Eglinton Road and Woodview Drive have been omitted.

The Bray Business Park, completed last year is to be claimed from this year's grant. Boghall Road Cottages, deferred from last year, was completed in February this year. The contractor who completed Quinsborough Road resurfacing late last year is due to come back and finish failed sections shortly. Hazelwood and Killarney Lane,

not completed as planned last year, Deegan's Lane and Glencormack have been added to the 2023 programme. Tenders have been invited for surfacing at six locations.

Road No.	Road Location	Length m	Allocation	Status
L-10034	Bray Business Park	533	€80,000	Completed last year
L-1002	Boghall Cottages	125	€85,000	Completed surface inlay
L-5813	Hazelwood	332	€50,000	Tender invited for sma surface
L-1962	Killarney Lane	247	€60,000	Tender invited for sma surface
L-55212	Berryfield Lane	645	€75,000	Tender invited for roadbase
R-760	Church Hill, Enniskerry	318	€91,000	
L-5007	Ballyman Road	460	€120,000	
L-1957	Novara Avenue	150	€37,000	Tender invited for sma surface
R-766-135	Putland Road	155	€50,000	Tender invited for sma surface
L-1963	Kilbride Lane	338	€80,000	Tender invited for sma surface
R-117-0	Knocksink Road	96	€27,000	
L-1019	Glencormack	326	€110,000	
L-1015	Deegan's Lane	724	€66,060	Road recycling & SD

The proposed restoration maintenance work in 2023 is set out in table below. The budget allocation for the Bray MD is €49,530.

Road No.	Road Location	Length m	Allocation	Status
L-10034	Balinagee Hill	611	€9,000	Surface dressing
R-755	Roundwood road	125	€10,530	Surface dressing
L-1015	Deegan's Lane	1028	€10,000	Surface dressing
L-1015	Onagh	1403	€20,000	Surface dressing

Drainage Works

Approximately €109,500 drainage grant has been allocated to the Bray district. The estimated cost of drainage works requested for funding in 2023 was €380,000. The proposed works to be completed with grant aid are as set out in the table below. A business case will be made for capital funding from the council's own resources for drainage works at L-5029 Quill Road, R760 Church Hill Enniskerry and Glencormack Phase 2.

Number of Locations	Estimated Cost €	Status
L-1020 Cookstown Road, Enniskerry flood relief	€17,000	Completed
L-1019 Glencormick Road, Kilmacanogue flood relief	€12,500	
L-19581 Loreto Avenue, Bray	€55,000	
L-97551 Calary Lane, Kilmacanogue	€15,000	
L-1013 Waterfall Road, Ballyross, Enniskerry	€10,000	

Safety Improvement Works

An allocation has of €60,000 has been made for extending previous safety improvement works at the R755 Rocky Valley Road at Healy's Pottery. This will entail drainage works and a footpath extension with associated lining and signing.

Footpaths

No funding allocation for footpath repair is proposed for 2023. However, essential repairs at Kilmacanogue estates planned for last year will be carried out by direct labour from road maintenance when staff are available. In the meantime, footpath defects are being assessed and recorded for the time when funding becomes available.

NTA Schemes

NTA project allocation for the Bray MD in 2023 are set out in table below.

The Convent Avenue to Vevay Crescent Permeability Scheme has been returned to the Bray MD to implement. A business case for the funding to the amount of €450,000 over two years has been approved. Land owner agreement and Part 8 planning approval will be required to progress this scheme.

A business case has also been approved for progressing the Enniskerry Village Renewal Scheme. Tenders are being prepared for the substantial works. A conservation engineer's inspection of the monument has been carried out. Monitoring for any structural movement is being conducted before a structural assessment report can be provided. Minor elements of the scheme can continue till June with Urban & Village Renewal funding.

It has been confirmed that contracts have been awarded for three bus shelters in the Bray District. These are expected to be built by the end of May at the Bogmeadow, N11 northbound Kilmacanogue and Giltspur-SCR Terminus.

Project Name	2023 Allocation
Bray DART Interchange – Bus Terminus Improvement	€1,684,000
Bray Seafront Plaza	€60,000
Bus Priority in Little Bray	€50,000
River Dargle Cycleway	€50,000
Killarney Road Active Travel Route	€60,000
Bray Bridge Footbridges and tie ins (re-draft tender)	€150,000
Bray Main Street Bus Priority and Decongestion	€10,000
Convent Avenue to Vevay Crescent Permeability Scheme	€10,000
SRTS Round 2 Kilmacanogue NS, Kilmacanogue	€20,000

E-Bike Sharing Scheme

About 35 sites around Bray have been selected at this stage for inclusion for the virtual mandatory parking locations (VMPL). This includes some business premises in the public domain where agreement has been provided. Most are at existing bicycle stands or where adequate paved space is available. Instructions have been issued to pave 5 new spaces and mark out all spaces, which are expected to be completed Easter week.

Public Realm Report

ORIS Projects

Trail works at the Kilmacanogue Marsh that were to be completed last year are to resume in the next few weeks under direct labour. A ramped path with an entrance opposite the car park is to be constructed.

Funding has been allocated for trail development and conservation to the main Sugarloaf access at the Red Lane car park. Part 8 drawings have been prepared to provide car park improvements with coach parking and a turn-around facility. CCSD will be completing the preparation of the Part 8 documents.

Seafront Toilets

Refurbishment of the lady's toilets at the aquarium building is complete and the toilets have reopened to the public.

Raheen Public Park

A Part 8 public consultation was published on the 15th March with a closing date for submissions on the 27th April. A draft Conservation Management Plan has been prepared for Bray Head. A pathfinder visit is being planned in April between the Ecology Consultant and various stakeholders to visit specific sites and discuss recommended management options.

Bray Harbour Improvements

An information day and presentation of the recommendations of the feasibility study took place in December. The submissions following the public engagements have been assembled for inclusion with the tender documents for the appointment of consultants for the detailed design, planning and construction stage of the project. A presentation was made to the department responsible for URDF funding for the project and approval is awaited to progress to tendering for consultants.

Bogmeadow Playground Enniskerry

Capital funding has been approved from the council's Development Contribution Scheme along with discretionary funding for developing the playground. Detailed design and preparation of specifications for both the site development works that deals with the site preparation, retaining walls and alterations to infrastructure and for the supply and installation of the play equipment is progressing.

Ballywaltrim Recreational Field Masterplan

A surveyor has been engaged to carry out a topographical survey of the site. This will aid in the appraisal of options for the final configuration of pitches, detailed design and costing.

Skateboard Park

The Council has entered into discussions with the successful tenderer, Garden Escapes Limited, with a view to finalising the design of the Skatepark. Once complete it will proceed to Part 8 Statutory Public consultation.

Enniskerry EV Charger

Final connection date awaited from ESB networks.

The Elected Members raised the following concerns and observations

- Update on hidden disability parking space
- Bogmeadow playground
- Removal of yellow lines from Disney set
- Bollards in village knocked down
- Enniskerry dog park update
- Dog fouling issue
- Visibility at exit of Herbert Road carpark
- Traffic light at Palermo
- Traffic/parking issues at Wolfe Tone Square
- Completion of works on Herbert Road – Lights to be switched on
No planting done
Lighting pole falling over
Area not tidied up

- Right hand turns on Southern Cross Road – what has been reinstated is half the width and length, lanes need to be widened
- Enniskerry EV charger
- Kingsmill Lane – gaps in road
- Illegal dumping at Blindlane/Hazelwood
- Update on footpath dishing/accessibility report
- Will road restoration improvement works omitted in 2023 be included in 2024
- Quill Road drainage works
- Skate park update
- San Soucci walkway & green area – ensure it does not become a dog park
- Bike parking at the harbor as part of new design
- Cancelled NTA cycle schemes
- Parking issues in Wolfe Tone Square

As the District Engineer was not in attendance at this month's meeting, Executive Engineer, Mr Stephen Fox advised he would forward the above comments from the members to him for his attention.

He informed members that they were starting the tender documents for the playground in Enniskerry.

The issue of dog control & dog fouling in the district, in particular the seafront area was raised. Members called for more dog wardens and for them to be more visible and to issue more on the spot fines.

Mr Fox updated the elected members on the progress of the skate park to date. One submission was received, the company have a lot of experience in this area.

It is proposed to use cast in situ, not modular. This was the preference of the skateboarders. Mr Fox will now put together site map/drawings and once designs are finalized, it will proceed to Part 8 statutory public consultation

District Manager, Lorraine Gallagher, spoke to members in relation to the outdoor performance space which had been proposed for the seafront. A grant of €250,000.00 had been obtained from the Department of Tourism, Culture, Arts Gaeltacht, Sports & Media to fund the space.

Executive engineer, Stephen Fox, outlined the process to the members. He advised that early indications suggested the structure would include a tented canopy to provide cover for performing artists with seating. It would also be equipped with sound and lighting.

Once funding was made available to develop an outdoor performance space, they had to consider where they might want to put it and felt that the north end of the esplanade was the best location and with that in mind they crafted a project brief that would appeal to the wishes of the artistic community.

A consultant was appointed in March 2022 and discussions entered into with the design team to work through the various constraints of the project. It quickly became apparent that the artistic community needed a reliable facility capable of hosting outdoor events that would not have to be cancelled at short notice due to weather conditions.

Over the course of the year, three different design approaches were taken.

The first looked at a canopy structure that would cover the staging area with some backdrop to offer shelter from the winds but given the dimensions required, it wouldn't have been very attractive.

The second approach was to cover the entire stage and seated area, but with the option to remove the canopy once the summer season ended and leave the permanent structure in place, again, it was felt that this would not be suitable for the seafront

The final option was the potential for a fully temporary structure which could be erected for up to a week at a time, however, such a structure would be less flexible and the cost associated with erecting and dismantling it each time would have to be factored into any production that was put on.

Mr Fox advised that Bray is a primary tourist destination in County Wicklow and that any development would have to be an exceptional, worthy design, however, having exhausted the design process he advised members that he could not recommend the designs for this location.

Ms Gallagher put it to the members that if we cannot come up with a plan then we should recognise it now and that a decision should be made on whether or not the scheme should be pursued.

The Elected Members raised the following concerns and observations

Paid tribute to the project team for their courage and professionalism in reaching the conclusion that the project was not viable and thanked them for their work on it.

Commended the manner in which the process was carried out, stating it is about exploring opportunities.

The members agreed unanimously that they would not pursue the project any further and efforts would be made by Wicklow County Council to retain the funding for use by another Municipal District.

Item 5. Notice of Motions:

Notice of Motion in the name of Councillor O'Connor (13/02/23)

"That this Municipal District produces a report with the costings of planting a line of trees on the Herbert Road and its feasibility"

There were previously trees located on the north side of the Herbert Road. The footpath is about 2m wide where trees were located and were under overhead wires. They could not thrive in the small pockets in the concrete path available to them and eventually all of trees were lost.

A replacement tree planting scheme will require path built-outs so that adequately designed tree pits can be provided. As the roadway is at least 6.5m wide, this can be provided but a small number of parking could be lost where there are parking bays. To ensure that the trees can thrive, a soil cell system is required to ensure that there are adequate voids for roots to grow while supporting the pavement infrastructure. As there is no segregated surface water drainage system on the Herbert Road, the tree pits could be incorporated as part of a nature based sustainable urban drainage

system. An accurate costing cannot be provided without a detailed scheme design and tender. A rough estimate would be of the order of €15,000 per tree. Assuming a tree spacing of about 18m over a distance of 450m, the estimated cost of providing a replacement line of trees on Herbert Road would be €375,000.

Notice of Motion in the name of Councillor O'Connor (07/03/23)

“That this Municipal District creates a cycle lane southbound to Kilmacanaogue on the N11, to create a safer experience for cyclists.”

This request falls under the remit of TII and not the Municipal District.

Cllr O'Connor requested that the Administrative Officer, Ms Linda Healy write to TII in relation to this motion.

Item 6. Correspondence

There was no correspondence.

Item 7. Any Other Business.

- 7.1 Councillor Melanie Corrigan, Leas Cathaoirleach , Bray Municipal District led a delegation of officials and community representatives to Sister City, Dublin California to take part in the annual St. Patrick's day celebrations 2023.

Councillor Corrigan with Bray Municipal District Manager Lorraine Gallagher, District Administrator Linda Healy and Eugene Finnegan of Bray Tourism availed of the opportunity to meet with Mayor of Dublin California, Melissa Hernandez, Alameda County Supervisor David Haubert, Linda Smith Dublin City Manager and officials from the City Manager's office working in Economic Development and Tourism.

Presentations were made by the officials of Dublin City and the Bray District Manager, where ideas were exchanged and possible mutual future collaborations were explored around tourism, enterprise, culture education and community.

At this meet Councillor Corrigan was bestowed the honour of being presented with the key to the City of Dublin by Mayor Hernandez. She was also presented with a miniature replica of public art piece 'Conversation' located at the Dublin Sports Ground intended to *'embrace shared humanity and designed to highlight a fundamental human interaction, the ability to listen and the ability to dialogue and engage in conversation.'*

In accepting the piece of replica art Councillor Corrigan said *'it is an honour and a privilege for me to accept this gift on behalf of the community of Bray which will be displayed with prominence at the Bray District Office.'*

At the meeting representatives from Bray Municipal District and Dublin City California signed a charter to reaffirm the twinning relationship between both communities.

Dublin which has a population of 72,932, has been twinned with Bray, Co Wicklow since 1985. In 1987 Bray Council became officially involved as a twinning partnership.

- 7.2 Cllr McManus requested an update on the Boghall Courthouse in relation to funding for same

Ms Gallagher advised that an application is being made through the €50M Community Recognition Fund under which WCC allocation is €1,680,887

Discussions will be held with community groups to determine a user group.

- 7.3 Members discussed the lack of progress of planning enforcement action in relation to works being carried out on the golf club lands.
Ms Gallagher advised members that there had been no update further to the email correspondence received by members on February 22nd. She further advised members that this was a matter for the enforcement section of Wicklow County Council. Bray MD is not a planning authority
- 7.4 Members raised the issue of DART services being halted over the Easter bank holiday weekend, they enquired why Irish Rail had chosen a bank holiday to carry out essential engineering works after receiving many representations from the public in relation to disruption to their travel arrangements.

The Cathaoirleach advised that Irish Rail had flagged these works some time ago, and stated that while she was not a spokesperson for Irish Rail she was aware that works of this nature were planned well in advance to avoid disruption to commuters during the week.

A bank holiday allows for a clear three days to facilitate the works as to take three days out of a working week would mean commuter chaos.

She concluded by saying she would approach Irish Rail and endeavour to answer questions raised.

This concluded the meeting.

Signed:

**Cllr. Erika Doyle
CATHAOIRLEACH**

Signed:

**Linda Healy
DISTRICT ADMINISTRATOR**

Dated:
